HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Edmonton

Date Released: November 2014

Canada

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Edmonton Metropolitan Area

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LEGEND

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Table 1a: Edmonton Metropolitan Area

Housing Starts: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	18	11	63.6	34	138	-75.4	52	149	-65.1
Northeast	33	16	106.3	93	21	342.9	126	37	240.5
Northwest	84	61	37.7	84	83	1.2	168	144	16.7
South Central	14	8	75.0	14	16	-12.5	28	24	16.7
Southeast	86	77	11.7	51	223	-77.1	137	300	-54.3
Southwest	139	107	29.9	50	181	-72.4	189	288	-34.4
West	122	66	84.8	20	18	11.1	142	84	69.0
Total Edmonton City	**496**	**346**	**43.4**	**346**	**680**	**-49.1**	**842**	**1,026**	**-17.9**
Beaumont Town	12	23	-47.8	16	12	33.3	28	35	-20.0
Calmar Town	7	0	--	0	0	--	7	0	--
Devon Town	1	0	--	0	0	--	1	0	--
Fort Saskatchewan City	19	16	18.8	35	8	337.5	54	24	125.0
Gibbons Town	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	33	25	32.0	26	22	18.2	59	47	25.5
Leduc County	11	8	37.5	0	0	--	11	8	37.5
Morinville Town	7	5	40.0	4	0	--	11	5	120.0
Parkland County	21	17	23.5	0	0	--	21	17	23.5
Spruce Grove City	41	25	64.0	43	26	65.4	84	51	64.7
St. Albert City	19	17	11.8	4	0	--	23	17	35.3
Stony Plain Town	20	9	122.2	22	2	1,000.0	42	11	281.8
Strathcona County	34	30	13.3	10	27	-63.0	44	57	-22.8
Sturgeon County	16	14	14.3	0	0	--	16	14	14.3
Other Centres	2	4	-50.0	2	0	--	4	4	0.0
Total Rural	**243**	**194**	**25.3**	**162**	**97**	**67.0**	**405**	**291**	**39.2**
Grand Total	**739**	**540**	**36.9**	**508**	**777**	**-34.6**	**1,247**	**1,317**	**-5.3**

Table 1b: Edmonton Metropolitan Area

Housing Starts: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	121	83	45.8	411	816	-49.6	532	899	-40.8
Northeast	239	130	83.8	623	686	-9.2	862	816	5.6
Northwest	685	664	3.2	382	744	-48.7	1,067	1,408	-24.2
South Central	92	92	0.0	135	302	-55.3	227	394	-42.4
Southeast	877	738	18.8	759	1,101	-31.1	1,636	1,839	-11.0
Southwest	1,093	977	11.9	1,132	1,403	-19.3	2,225	2,380	-6.5
West	821	635	29.3	561	587	-4.4	1,382	1,222	13.1
Total Edmonton City	**3,928**	**3,319**	**18.3**	**4,003**	**5,639**	**-29.0**	**7,931**	**8,958**	**-11.5**
Beaumont Town	113	123	-8.1	41	191	-78.5	154	314	-51.0
Calmar Town	26	13	100.0	0	0	--	26	13	100.0
Devon Town	5	2	150.0	2	0	--	7	2	250.0
Fort Saskatchewan City	229	195	17.4	147	111	32.4	376	306	22.9
Gibbons Town	7	19	-63.2	0	0	--	7	19	-63.2
Leduc City	236	242	-2.5	232	141	64.5	468	383	22.2
Leduc County	90	95	-5.3	0	0	--	90	95	-5.3
Morinville Town	48	37	29.7	45	62	-27.4	93	99	-6.1
Parkland County	136	147	-7.5	6	2	200.0	142	149	-4.7
Spruce Grove City	283	206	37.4	375	373	0.5	658	579	13.6
St. Albert City	165	130	26.9	313	520	-39.8	478	650	-26.5
Stony Plain Town	88	68	29.4	92	41	124.4	180	109	65.1
Strathcona County	199	300	-33.7	328	212	54.7	527	512	2.9
Sturgeon County	91	99	-8.1	0	0	--	91	99	-8.1
Other Centres	19	19	0.0	38	31	22.6	57	50	14.0
Total Rural	**1,735**	**1,695**	**2.4**	**1,619**	**1,684**	**-3.9**	**3,354**	**3,379**	**-0.7**
Grand Total	**5,663**	**5,014**	**12.9**	**5,622**	**7,323**	**-23.2**	**11,285**	**12,337**	**-8.5**

Table 2a: Edmonton Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	1	0	--	15	8	87.5	2	1	100.0	18	11	63.6
Northeast	1	0	--	0	0	--	32	16	100.0	0	0	--	33	16	106.3
Northwest	1	2	-50.0	3	2	50.0	80	57	40.4	0	0	--	84	61	37.7
South Central	0	0	--	0	0	--	12	7	71.4	2	1	100.0	14	8	75.0
Southeast	0	1	-100.0	0	0	--	82	71	15.5	4	5	-20.0	86	77	11.7
Southwest	7	6	16.7	0	0	--	119	85	40.0	13	16	-18.8	139	107	29.9
West	3	4	-25.0	0	0	--	103	58	77.6	16	4	300.0	122	66	84.8
Total Edmonton City	**12**	**15**	**-20.0**	**4**	**2**	**100.0**	**443**	**302**	**46.7**	**37**	**27**	**37.0**	**496**	**346**	**43.4**
Beaumont Town	0	3	-100.0	0	0	--	11	13	-15.4	1	7	-85.7	12	23	-47.8
Calmar Town	0	0	--	0	0	--	6	0	--	1	0	--	7	0	--
Devon Town	0	0	--	0	0	--	0	0	--	1	0	--	1	0	--
Fort Saskatchewan City	0	0	--	0	0	--	0	2	-100.0	19	14	35.7	19	16	18.8
Gibbons Town	0	0	--	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0
Leduc City	0	4	-100.0	0	0	--	28	14	100.0	5	7	-28.6	33	25	32.0
Leduc County	2	2	0.0	0	0	--	2	0	--	7	6	16.7	11	8	37.5
Morinville Town	0	0	--	0	0	--	0	1	-100.0	7	4	75.0	7	5	40.0
Parkland County	4	2	100.0	0	0	--	1	1	0.0	16	14	14.3	21	17	23.5
Spruce Grove City	1	0	--	0	0	--	24	9	166.7	16	16	0.0	41	25	64.0
St. Albert City	3	0	--	0	0	--	8	1	700.0	8	16	-50.0	19	17	11.8
Stony Plain Town	0	0	--	0	0	--	8	1	700.0	12	8	50.0	20	9	122.2
Strathcona County	0	0	--	1	0	--	0	0	--	33	30	10.0	34	30	13.3
Sturgeon County	0	0	--	0	0	--	0	0	--	16	14	14.3	16	14	14.3
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0	2	2	0.0	2	4	-50.0
Total Rural	**10**	**12**	**-16.7**	**1**	**0**	**--**	**88**	**43**	**104.7**	**144**	**139**	**3.6**	**243**	**194**	**25.3**
Grand Total	**22**	**27**	**-18.5**	**5**	**2**	**150.0**	**531**	**345**	**53.9**	**181**	**166**	**9.0**	**739**	**540**	**36.9**

Table 2b: Edmonton Metropolitan Area

Single-Detached Housing Starts by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	8	10	-20.0	13	7	85.7	90	59	52.5	10	7	42.9	121	83	45.8
Northeast	5	3	66.7	7	2	250.0	227	124	83.1	0	1	-100.0	239	130	83.8
Northwest	11	13	-15.4	14	12	16.7	658	631	4.3	2	8	-75.0	685	664	3.2
South Central	5	2	150.0	0	0	--	67	70	-4.3	20	20	0.0	92	92	0.0
Southeast	9	9	0.0	9	7	28.6	821	655	25.3	38	67	-43.3	877	738	18.8
Southwest	31	37	-16.2	0	3	-100.0	995	815	22.1	67	122	-45.1	1,093	977	11.9
West	33	21	57.1	0	3	-100.0	732	535	36.8	56	76	-26.3	821	635	29.3
Total Edmonton City	**102**	**95**	**7.4**	**43**	**34**	**26.5**	**3,590**	**2,889**	**24.3**	**193**	**301**	**-35.9**	**3,928**	**3,319**	**18.3**
Beaumont Town	7	3	133.3	0	0	--	87	87	0.0	19	33	-42.4	113	123	-8.1
Calmar Town	1	1	0.0	0	0	--	15	7	114.3	10	5	100.0	26	13	100.0
Devon Town	0	0	--	0	0	--	2	0	--	3	2	50.0	5	2	150.0
Fort Saskatchewan City	0	0	--	0	0	--	5	10	-50.0	224	185	21.1	229	195	17.4
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	7	18	-61.1	7	19	-63.2
Leduc City	14	12	16.7	1	0	--	186	183	1.6	35	47	-25.5	236	242	-2.5
Leduc County	15	14	7.1	0	0	--	19	11	72.7	56	70	-20.0	90	95	-5.3
Morinville Town	1	1	0.0	1	0	--	8	3	166.7	38	33	15.2	48	37	29.7
Parkland County	22	22	0.0	2	3	-33.3	12	13	-7.7	100	109	-8.3	136	147	-7.5
Spruce Grove City	10	6	66.7	0	2	-100.0	168	100	68.0	105	98	7.1	283	206	37.4
St. Albert City	5	4	25.0	0	0	--	40	11	263.6	120	115	4.3	165	130	26.9
Stony Plain Town	0	2	-100.0	0	0	--	40	15	166.7	48	51	-5.9	88	68	29.4
Strathcona County	3	6	-50.0	1	0	--	0	0	--	195	294	-33.7	199	300	-33.7
Sturgeon County	0	2	-100.0	0	0	--	0	0	--	91	97	-6.2	91	99	-8.1
Other Centres	2	3	-33.3	0	0	--	2	1	100.0	15	15	0.0	19	19	0.0
Total Rural	**80**	**76**	**5.3**	**5**	**5**	**0.0**	**584**	**442**	**32.1**	**1,066**	**1,172**	**-9.0**	**1,735**	**1,695**	**2.4**
Grand Total	**182**	**171**	**6.4**	**48**	**39**	**23.1**	**4,174**	**3,331**	**25.3**	**1,259**	**1,473**	**-14.5**	**5,663**	**5,014**	**12.9**

Table 3a: Edmonton Metropolitan Area

Multiple Housing Starts by Zone, Type and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	14	0	17	17	3	0	3	0	34
Northeast	8	0	71	71	11	0	11	3	93
Northwest	10	0	0	0	0	74	74	0	84
South Central	8	0	0	0	0	0	0	6	14
Southeast	34	0	0	0	17	0	17	0	51
Southwest	50	0	0	0	0	0	0	0	50
West	16	0	0	0	0	0	0	4	20
Total Edmonton City	**140**	**0**	**88**	**88**	**31**	**74**	**105**	**13**	**346**
Beaumont Town	12	0	0	0	0	0	0	4	16
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	22	0	0	0	13	0	13	0	35
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	26	0	0	0	0	0	0	0	26
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	4	0	4	0	4
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	40	0	0	0	0	0	0	3	43
St. Albert City	4	0	0	0	0	0	0	0	4
Stony Plain Town	6	0	0	0	16	0	16	0	22
Strathcona County	10	0	0	0	0	0	0	0	10
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	0	0	0	0	0	0	2
Total Rural	**122**	**0**	**0**	**0**	**33**	**0**	**33**	**7**	**162**
Grand Total	**262**	**0**	**88**	**88**	**64**	**74**	**138**	**20**	**508**

Table 3b: Edmonton Metropolitan Area

Multiple Housing Starts by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	136	0	21	21	3	228	231	23	411
Northeast	102	0	268	268	40	210	250	3	623
Northwest	112	0	0	0	67	145	212	58	382
South Central	58	0	0	0	0	65	65	12	135
Southeast	452	0	126	126	74	96	170	11	759
Southwest	484	0	153	153	140	253	393	102	1,132
West	228	0	0	0	83	221	304	29	561
Total Edmonton City	**1,572**	**0**	**568**	**568**	**407**	**1,218**	**1,625**	**238**	**4,003**
Beaumont Town	34	0	0	0	0	0	0	7	41
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	118	0	0	0	25	0	25	4	147
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	150	8	0	8	33	0	33	41	232
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	36	36	4	0	4	3	45
Parkland County	6	0	0	0	0	0	0	0	6
Spruce Grove City	172	0	104	104	22	0	22	77	375
St. Albert City	60	0	110	110	22	121	143	0	313
Stony Plain Town	64	0	0	0	22	0	22	6	92
Strathcona County	102	0	208	208	18	0	18	0	328
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	0	36	36	0	0	0	0	38
Total Rural	**712**	**8**	**494**	**502**	**146**	**121**	**267**	**138**	**1,619**
Grand Total	**2,284**	**8**	**1,062**	**1,070**	**553**	**1,339**	**1,892**	**376**	**5,622**

Table 4a: Edmonton Metropolitan Area

Housing Completions: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	9	9	0.0	8	8	0.0	17	17	0.0
Northeast	28	20	40.0	133	10	1,230.0	161	30	436.7
Northwest	63	94	-33.0	16	56	-71.4	79	150	-47.3
South Central	13	18	-27.8	2	14	-85.7	15	32	-53.1
Southeast	77	77	0.0	67	36	86.1	144	113	27.4
Southwest	107	110	-2.7	44	113	-61.1	151	223	-32.3
West	91	63	44.4	34	20	70.0	125	83	50.6
Total Edmonton City	**388**	**391**	**-0.8**	**304**	**257**	**18.3**	**692**	**648**	**6.8**
Beaumont Town	8	14	-42.9	4	11	-63.6	12	25	-52.0
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	1	-100.0	0	5	-100.0	0	6	-100.0
Fort Saskatchewan City	22	25	-12.0	77	25	208.0	99	50	98.0
Gibbons Town	0	2	-100.0	0	0	--	0	2	-100.0
Leduc City	8	10	-20.0	9	2	350.0	17	12	41.7
Leduc County	9	15	-40.0	0	0	--	9	15	-40.0
Morinville Town	2	8	-75.0	0	6	-100.0	2	14	-85.7
Parkland County	5	9	-44.4	0	0	--	5	9	-44.4
Spruce Grove City	2	9	-77.8	7	4	75.0	9	13	-30.8
St. Albert City	9	18	-50.0	12	0	--	21	18	16.7
Stony Plain Town	0	2	-100.0	4	2	100.0	4	4	0.0
Strathcona County	26	28	-7.1	12	8	50.0	38	36	5.6
Sturgeon County	7	7	0.0	0	0	--	7	7	0.0
Other Centres	0	2	-100.0	0	0	--	0	2	-100.0
Total Rural	**98**	**151**	**-35.1**	**125**	**63**	**98.4**	**223**	**214**	**4.2**
Grand Total	**486**	**542**	**-10.3**	**429**	**320**	**34.1**	**915**	**862**	**6.1**

Table 4b: Edmonton Metropolitan Area

Housing Completions: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	81	83	-2.4	768	385	99.5	849	468	81.4
Northeast	168	148	13.5	406	317	28.1	574	465	23.4
Northwest	492	466	5.6	454	495	-8.3	946	961	-1.6
South Central	95	82	15.9	160	143	11.9	255	225	13.3
Southeast	902	763	18.2	829	1,061	-21.9	1,731	1,824	-5.1
Southwest	947	916	3.4	866	1,334	-35.1	1,813	2,250	-19.4
West	688	564	22.0	332	246	35.0	1,020	810	25.9
Total Edmonton City	**3,373**	**3,022**	**11.6**	**3,815**	**3,981**	**-4.2**	**7,188**	**7,003**	**2.6**
Beaumont Town	111	164	-32.3	188	39	382.1	299	203	47.3
Calmar Town	17	12	41.7	0	8	--	17	20	-15.0
Devon Town	2	9	-77.8	0	5	--	2	14	-85.7
Fort Saskatchewan City	205	187	9.6	218	85	156.5	423	272	55.5
Gibbons Town	17	15	13.3	0	0	--	17	15	13.3
Leduc City	205	205	0.0	159	119	33.6	364	324	12.3
Leduc County	79	88	-10.2	0	0	--	79	88	-10.2
Morinville Town	35	49	-28.6	16	36	-55.6	51	85	-40.0
Parkland County	157	143	9.8	2	8	-75.0	159	151	5.3
Spruce Grove City	220	153	43.8	324	411	-21.2	544	564	-3.5
St. Albert City	132	136	-2.9	482	128	276.6	614	264	132.6
Stony Plain Town	63	82	-23.2	74	80	-7.5	137	162	-15.4
Strathcona County	208	271	-23.2	133	230	-42.2	341	501	-31.9
Sturgeon County	97	100	-3.0	0	0	--	97	100	-3.0
Other Centres	20	30	-33.3	36	31	16.1	56	61	-8.2
Total Rural	**1,568**	**1,644**	**-4.6**	**1,632**	**1,180**	**38.3**	**3,200**	**2,824**	**13.3**
Grand Total	**4,941**	**4,666**	**5.9**	**5,447**	**5,161**	**5.5**	**10,388**	**9,827**	**5.7**

Table 5a: Edmonton Metropolitan Area

Single-Detached Housing Completions by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	1	-100.0	8	7	14.3	1	1	0.0	9	9	0.0
Northeast	0	1	-100.0	0	1	-100.0	28	18	55.6	0	0	--	28	20	40.0
Northwest	0	2	-100.0	1	1	0.0	62	91	-31.9	0	0	--	63	94	-33.0
South Central	0	0	--	0	0	--	13	17	-23.5	0	1	-100.0	13	18	-27.8
Southeast	1	0	--	1	0	--	74	76	-2.6	1	1	0.0	77	77	0.0
Southwest	2	4	-50.0	0	0	--	105	106	-0.9	0	0	--	107	110	-2.7
West	2	3	-33.3	0	0	--	89	60	48.3	0	0	--	91	63	44.4
Total Edmonton City	**5**	**10**	**-50.0**	**2**	**3**	**-33.3**	**379**	**375**	**1.1**	**2**	**3**	**-33.3**	**388**	**391**	**-0.8**
Beaumont Town	0	0	--	0	0	--	8	14	-42.9	0	0	--	8	14	-42.9
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--	0	1	-100.0	0	1	-100.0
Fort Saskatchewan City	2	3	-33.3	1	2	-50.0	19	20	-5.0	0	0	--	22	25	-12.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	2	-100.0	0	2	-100.0
Leduc City	1	0	--	0	0	--	7	10	-30.0	0	0	--	8	10	-20.0
Leduc County	4	9	-55.6	0	0	--	5	5	0.0	0	1	-100.0	9	15	-40.0
Morinville Town	0	0	--	1	0	--	1	8	-87.5	0	0	--	2	8	-75.0
Parkland County	2	4	-50.0	0	0	--	0	4	-100.0	3	1	200.0	5	9	-44.4
Spruce Grove City	0	0	--	0	0	--	2	9	-77.8	0	0	--	2	9	-77.8
St. Albert City	1	6	-83.3	0	0	--	8	12	-33.3	0	0	--	9	18	-50.0
Stony Plain Town	0	2	-100.0	0	0	--	0	0	--	0	0	--	0	2	-100.0
Strathcona County	8	6	33.3	1	2	-50.0	17	19	-10.5	0	1	-100.0	26	28	-7.1
Sturgeon County	0	3	-100.0	0	0	--	2	1	100.0	5	3	66.7	7	7	0.0
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Total Rural	**18**	**34**	**-47.1**	**3**	**4**	**-25.0**	**69**	**104**	**-33.7**	**8**	**9**	**-11.1**	**98**	**151**	**-35.1**
Grand Total	**23**	**44**	**-47.7**	**5**	**7**	**-28.6**	**448**	**479**	**-6.5**	**10**	**12**	**-16.7**	**486**	**542**	**-10.3**

Table 5b: Edmonton Metropolitan Area

Single-Detached Housing Completions by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	11	-63.6	15	13	15.4	59	54	9.3	3	5	-40.0	81	83	-2.4
Northeast	4	3	33.3	5	6	-16.7	159	137	16.1	0	2	-100.0	168	148	13.5
Northwest	10	6	66.7	6	6	0.0	474	452	4.9	2	2	0.0	492	466	5.6
South Central	3	1	200.0	0	1	-100.0	88	77	14.3	4	3	33.3	95	82	15.9
Southeast	10	11	-9.1	7	13	-46.2	882	735	20.0	3	4	-25.0	902	763	18.2
Southwest	36	30	20.0	5	3	66.7	901	879	2.5	5	4	25.0	947	916	3.4
West	23	18	27.8	1	5	-80.0	662	539	22.8	2	2	0.0	688	564	22.0
Total Edmonton City	**90**	**80**	**12.5**	**39**	**47**	**-17.0**	**3,225**	**2,873**	**12.3**	**19**	**22**	**-13.6**	**3,373**	**3,022**	**11.6**
Beaumont Town	3	14	-78.6	0	0	--	108	150	-28.0	0	0	--	111	164	-32.3
Calmar Town	1	2	-50.0	2	0	--	14	9	55.6	0	1	-100.0	17	12	41.7
Devon Town	0	1	-100.0	0	1	-100.0	2	6	-66.7	0	1	-100.0	2	9	-77.8
Fort Saskatchewan City	14	11	27.3	6	10	-40.0	185	166	11.4	0	0	--	205	187	9.6
Gibbons Town	6	1	500.0	2	4	-50.0	9	6	50.0	0	4	-100.0	17	15	13.3
Leduc City	12	16	-25.0	0	0	--	193	189	2.1	0	0	--	205	205	0.0
Leduc County	34	42	-19.0	0	1	-100.0	33	24	37.5	12	21	-42.9	79	88	-10.2
Morinville Town	4	7	-42.9	2	2	0.0	29	40	-27.5	0	0	--	35	49	-28.6
Parkland County	76	69	10.1	4	2	100.0	43	40	7.5	34	32	6.3	157	143	9.8
Spruce Grove City	18	10	80.0	0	0	--	201	143	40.6	1	0	--	220	153	43.8
St. Albert City	21	30	-30.0	0	0	--	111	105	5.7	0	1	-100.0	132	136	-2.9
Stony Plain Town	6	18	-66.7	0	1	-100.0	48	48	0.0	9	15	-40.0	63	82	-23.2
Strathcona County	48	45	6.7	6	18	-66.7	153	205	-25.4	1	3	-66.7	208	271	-23.2
Sturgeon County	47	40	17.5	0	1	-100.0	29	38	-23.7	21	21	0.0	97	100	-3.0
Other Centres	8	16	-50.0	5	3	66.7	6	11	-45.5	1	0	--	20	30	-33.3
Total Rural	**298**	**322**	**-7.5**	**27**	**43**	**-37.2**	**1,164**	**1,180**	**-1.4**	**79**	**99**	**-20.2**	**1,568**	**1,644**	**-4.6**
Grand Total	**388**	**402**	**-3.5**	**66**	**90**	**-26.7**	**4,389**	**4,053**	**8.3**	**98**	**121**	**-19.0**	**4,941**	**4,666**	**5.9**

Table 6a: Edmonton Metropolitan Area

Multiple Housing Completions by Zone, Type and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	8	0	0	0	0	0	0	0	8
Northeast	8	0	125	125	0	0	0	0	133
Northwest	12	0	0	0	0	0	0	4	16
South Central	2	0	0	0	0	0	0	0	2
Southeast	38	0	0	0	18	0	18	11	67
Southwest	40	0	0	0	0	0	0	4	44
West	30	0	0	0	0	0	0	4	34
Total Edmonton City	**138**	**0**	**125**	**125**	**18**	**0**	**18**	**23**	**304**
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	0	71	71	0	0	0	0	77
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	3	9
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	3	0	3	4	7
St. Albert City	12	0	0	0	0	0	0	0	12
Stony Plain Town	0	0	0	0	4	0	4	0	4
Strathcona County	12	0	0	0	0	0	0	0	12
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**40**	**0**	**71**	**71**	**7**	**0**	**7**	**7**	**125**
Grand Total	**178**	**0**	**196**	**196**	**25**	**0**	**25**	**30**	**429**

Table 6b: Edmonton Metropolitan Area

Multiple Housing Completions by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	98	0	583	583	0	76	76	11	768
Northeast	96	0	285	285	25	0	25	0	406
Northwest	96	0	48	48	62	228	290	20	454
South Central	56	0	0	0	0	94	94	10	160
Southeast	412	6	181	187	92	116	208	22	829
Southwest	338	0	148	148	115	230	345	35	866
West	216	0	47	47	65	0	65	4	332
Total Edmonton City	**1,312**	**6**	**1,292**	**1,298**	**359**	**744**	**1,103**	**102**	**3,815**
Beaumont Town	42	0	104	104	0	0	0	42	188
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	76	0	142	142	0	0	0	0	218
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	70	0	0	0	29	0	29	60	159
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	4	0	4	12	16
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	132	0	0	0	18	92	110	82	324
St. Albert City	54	0	428	428	0	0	0	0	482
Stony Plain Town	22	0	34	34	18	0	18	0	74
Strathcona County	96	0	0	0	37	0	37	0	133
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**494**	**0**	**744**	**744**	**106**	**92**	**198**	**196**	**1,632**
Grand Total	**1,806**	**6**	**2,036**	**2,042**	**465**	**836**	**1,301**	**298**	**5,447**

Table 7: Edmonton Metropolitan Area

Housing Under Construction by Zone: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	118	89	32.6	1,691	2,126	-20.5	1,809	2,215	-18.3
Northeast	207	90	130.0	1,031	954	8.1	1,238	1,044	18.6
Northwest	626	488	28.3	861	1,016	-15.3	1,487	1,504	-1.1
South Central	85	86	-1.2	416	442	-5.9	501	528	-5.1
Southeast	527	507	3.9	1,063	1,399	-24.0	1,590	1,906	-16.6
Southwest	917	827	10.9	2,371	1,855	27.8	3,288	2,682	22.6
West	612	517	18.4	759	575	32.0	1,371	1,092	25.5
Total Edmonton City	**3,092**	**2,604**	**18.7**	**8,192**	**8,367**	**-2.1**	**11,284**	**10,971**	**2.9**
Beaumont Town	121	131	-7.6	34	187	-81.8	155	318	-51.3
Calmar Town	26	13	100.0	0	0	--	26	13	100.0
Devon Town	5	4	25.0	2	0	--	7	4	75.0
Fort Saskatchewan City	158	156	1.3	121	82	47.6	279	238	17.2
Gibbons Town	5	16	-68.8	0	0	--	5	16	-68.8
Leduc City	245	237	3.4	381	304	25.3	626	541	15.7
Leduc County	123	111	10.8	0	0	--	123	111	10.8
Morinville Town	42	27	55.6	82	55	49.1	124	82	51.2
Parkland County	122	149	-18.1	4	2	100.0	126	151	-16.6
Spruce Grove City	231	169	36.7	483	418	15.6	714	587	21.6
St. Albert City	136	101	34.7	457	520	-12.1	593	621	-4.5
Stony Plain Town	74	41	80.5	87	41	112.2	161	82	96.3
Strathcona County	193	225	-14.2	371	173	114.5	564	398	41.7
Sturgeon County	83	86	-3.5	0	0	--	83	86	-3.5
Other Centres	22	22	0.0	6	4	50.0	28	26	7.7
Total Rural	**1,586**	**1,488**	**6.6**	**2,028**	**1,786**	**13.5**	**3,614**	**3,274**	**10.4**
Grand Total	**4,678**	**4,092**	**14.3**	**10,220**	**10,153**	**0.7**	**14,898**	**14,245**	**4.6**

Table 8: Edmonton Metropolitan Area

Single-Detached Housing Under Construction by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	9	7	28.6	10	8	25.0	91	66	37.9	8	8	0.0	118	89	32.6
Northeast	7	4	75.0	6	2	200.0	194	84	131.0	0	0	--	207	90	130.0
Northwest	11	12	-8.3	13	8	62.5	598	461	29.7	4	7	-42.9	626	488	28.3
South Central	5	2	150.0	0	0	--	59	65	-9.2	21	19	10.5	85	86	-1.2
Southeast	4	10	-60.0	6	5	20.0	487	452	7.7	30	40	-25.0	527	507	3.9
Southwest	27	26	3.8	0	3	-100.0	831	687	21.0	59	111	-46.8	917	827	10.9
West	28	15	86.7	0	4	-100.0	529	436	21.3	55	62	-11.3	612	517	18.4
Total Edmonton City	**91**	**76**	**19.7**	**35**	**30**	**16.7**	**2,789**	**2,251**	**23.9**	**177**	**247**	**-28.3**	**3,092**	**2,604**	**18.7**
Beaumont Town	9	5	80.0	0	0	--	102	96	6.3	10	30	-66.7	121	131	-7.6
Calmar Town	1	3	-66.7	0	0	--	15	6	150.0	10	4	150.0	26	13	100.0
Devon Town	0	1	-100.0	0	0	--	2	1	100.0	3	2	50.0	5	4	25.0
Fort Saskatchewan City	7	4	75.0	2	4	-50.0	39	36	8.3	110	112	-1.8	158	156	1.3
Gibbons Town	0	0	--	0	0	--	0	2	-100.0	5	14	-64.3	5	16	-68.8
Leduc City	16	13	23.1	1	1	0.0	195	182	7.1	33	41	-19.5	245	237	3.4
Leduc County	27	27	0.0	0	0	--	44	22	100.0	52	62	-16.1	123	111	10.8
Morinville Town	1	1	0.0	0	1	-100.0	8	9	-11.1	33	16	106.3	42	27	55.6
Parkland County	32	38	-15.8	1	2	-50.0	23	30	-23.3	66	79	-16.5	122	149	-18.1
Spruce Grove City	11	6	83.3	0	2	-100.0	150	84	78.6	70	77	-9.1	231	169	36.7
St. Albert City	12	6	100.0	0	0	--	65	19	242.1	59	76	-22.4	136	101	34.7
Stony Plain Town	1	3	-66.7	0	0	--	39	10	290.0	34	28	21.4	74	41	80.5
Strathcona County	23	21	9.5	1	2	-50.0	59	61	-3.3	110	141	-22.0	193	225	-14.2
Sturgeon County	2	2	0.0	0	0	--	0	0	--	81	84	-3.6	83	86	-3.5
Other Centres	5	7	-28.6	0	1	-100.0	3	1	200.0	14	13	7.7	22	22	0.0
Total Rural	**147**	**137**	**7.3**	**5**	**13**	**-61.5**	**744**	**559**	**33.1**	**690**	**779**	**-11.4**	**1,586**	**1,488**	**6.6**
Grand Total	**238**	**213**	**11.7**	**40**	**43**	**-7.0**	**3,533**	**2,810**	**25.7**	**867**	**1,026**	**-15.5**	**4,678**	**4,092**	**14.3**

Table 9: Edmonton Metropolitan Area

Multiple Housing Under Construction by Zone, Type and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	150	4	306	310	13	1,187	1,200	31	1,691
Northeast	94	0	425	425	90	419	509	3	1,031
Northwest	108	0	119	119	121	427	548	86	861
South Central	68	0	160	160	0	179	179	9	416
Southeast	312	0	478	478	101	164	265	8	1,063
Southwest	448	0	271	271	261	1,244	1,505	147	2,371
West	188	0	190	190	127	220	347	34	759
Total Edmonton City	**1,368**	**4**	**1,949**	**1,953**	**713**	**3,840**	**4,553**	**318**	**8,192**
Beaumont Town	30	0	0	0	0	0	0	4	34
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City	92	0	0	0	25	0	25	4	121
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	136	12	0	12	33	160	193	40	381
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	2	0	73	73	4	0	4	3	82
Parkland County	4	0	0	0	0	0	0	0	4
Spruce Grove City	154	0	247	247	31	0	31	51	483
St. Albert City	34	0	188	188	42	193	235	0	457
Stony Plain Town	58	0	0	0	23	0	23	6	87
Strathcona County	72	0	208	208	33	58	91	0	371
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	2	4	0	4	0	0	0	0	6
Total Rural	**586**	**16**	**716**	**732**	**191**	**411**	**602**	**108**	**2,028**
Grand Total	**1,954**	**20**	**2,665**	**2,685**	**904**	**4,251**	**5,155**	**426**	**10,220**

Table 10: Edmonton Metropolitan Area

Housing Starts: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	388	304	27.6	388	315	23.2	776	619	25.4
February	492	395	24.6	295	659	-55.2	787	1,054	-25.3
March	429	426	0.7	323	750	-56.9	752	1,176	-36.1
April	544	560	-2.9	711	943	-24.6	1,255	1,503	-16.5
May	504	526	-4.2	712	1,338	-46.8	1,216	1,864	-34.8
June	580	589	-1.5	924	1,161	-20.4	1,504	1,750	-14.1
July	686	542	26.6	440	540	-18.5	1,126	1,082	4.1
August	685	614	11.6	637	281	126.7	1,322	895	47.7
September	616	518	18.9	684	559	22.4	1,300	1,077	20.7
October	739	540	36.9	508	777	-34.6	1,247	1,317	-5.3
Total	**5,663**	**5,014**	**12.9**	**5,622**	**7,323**	**-23.2**	**11,285**	**12,337**	**-8.5**

Table 11: Edmonton Metropolitan Area

Housing Completions: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	363	417	-12.9	765	620	23.4	1,128	1,037	8.8
February	590	410	43.9	362	604	-40.1	952	1,014	-6.1
March	424	361	17.5	348	572	-39.2	772	933	-17.3
April	479	513	-6.6	683	570	19.8	1,162	1,083	7.3
May	453	454	-0.2	268	545	-50.8	721	999	-27.8
June	517	445	16.2	883	603	46.4	1,400	1,048	33.6
July	615	504	22.0	744	414	79.7	1,359	918	48.0
August	591	600	-1.5	564	480	17.5	1,155	1,080	6.9
September	423	420	0.7	401	433	-7.4	824	853	-3.4
October	486	542	-10.3	429	320	34.1	915	862	6.1
Total	**4,941**	**4,666**	**5.9**	**5,447**	**5,161**	**5.5**	**10,388**	**9,827**	**5.7**

Table 12: Edmonton Metropolitan Area

Housing Under Construction: 2014 vs 2013

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	3,990	3,636	9.7	9,379	7,862	19.3	13,369	11,498	16.3
February	3,890	3,619	7.5	9,337	8,018	16.5	13,227	11,637	13.7
March	3,895	3,684	5.7	9,310	8,193	13.6	13,205	11,877	11.2
April	3,959	3,731	6.1	9,388	8,566	9.6	13,347	12,297	8.5
May	4,010	3,803	5.4	9,828	9,359	5.0	13,838	13,162	5.1
June	4,071	3,946	3.2	9,869	9,913	-0.4	13,940	13,859	0.6
July	4,142	3,984	4.0	9,782	10,035	-2.5	13,924	14,019	-0.7
August	4,234	3,996	6.0	9,856	9,834	0.2	14,090	13,830	1.9
September	4,426	4,094	8.1	10,139	9,960	1.8	14,565	14,054	3.6
October	4,678	4,092	14.3	10,220	10,153	0.7	14,898	14,245	4.6

Table 13: Edmonton Metropolitan Area

Single-Detached Housing Starts by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	12	8	50.0	3	4	-25.0	285	219	30.1	88	73	20.5	388	304	27.6
February	14	14	0.0	9	1	800.0	369	292	26.4	100	88	13.6	492	395	24.6
March	11	21	-47.6	1	7	-85.7	328	295	11.2	89	103	-13.6	429	426	0.7
April	24	9	166.7	2	6	-66.7	407	406	0.2	111	139	-20.1	544	560	-2.9
May	16	14	14.3	5	3	66.7	388	332	16.9	95	177	-46.3	504	526	-4.2
June	13	24	-45.8	6	5	20.0	445	381	16.8	116	179	-35.2	580	589	-1.5
July	25	15	66.7	6	3	100.0	503	348	44.5	152	176	-13.6	686	542	26.6
August	24	21	14.3	4	4	0.0	503	366	37.4	154	223	-30.9	685	614	11.6
September	21	18	16.7	7	4	75.0	415	347	19.6	173	149	16.1	616	518	18.9
October	22	27	-18.5	5	2	150.0	531	345	53.9	181	166	9.0	739	540	36.9
Total	**182**	**171**	**6.4**	**48**	**39**	**23.1**	**4,174**	**3,331**	**25.3**	**1,259**	**1,473**	**-14.5**	**5,663**	**5,014**	**12.9**

Table 14: Edmonton Metropolitan Area

Single-Detached Housing Completions by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	24	31	-22.6	7	9	-22.2	325	364	-10.7	7	13	-46.2	363	417	-12.9
February	54	31	74.2	11	4	175.0	520	363	43.3	5	12	-58.3	590	410	43.9
March	32	29	10.3	5	5	0.0	378	323	17.0	9	4	125.0	424	361	17.5
April	31	70	-55.7	3	16	-81.3	436	414	5.3	9	13	-30.8	479	513	-6.6
May	60	36	66.7	10	13	-23.1	368	392	-6.1	15	13	15.4	453	454	-0.2
June	33	27	22.2	10	9	11.1	468	398	17.6	6	11	-45.5	517	445	16.2
July	51	52	-1.9	6	12	-50.0	543	422	28.7	15	18	-16.7	615	504	22.0
August	56	56	0.0	6	7	-14.3	518	524	-1.1	11	13	-15.4	591	600	-1.5
September	24	26	-7.7	3	8	-62.5	385	374	2.9	11	12	-8.3	423	420	0.7
October	23	44	-47.7	5	7	-28.6	448	479	-6.5	10	12	-16.7	486	542	-10.3
Total	**388**	**402**	**-3.5**	**66**	**90**	**-26.7**	**4,389**	**4,053**	**8.3**	**98**	**121**	**-19.0**	**4,941**	**4,666**	**5.9**

Table 15: Edmonton Metropolitan Area

Single-Detached Housing Under Construction by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Undetermined/Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	210	198	6.1	34	44	-22.7	2,824	2,396	17.9	922	998	-7.6	3,990	3,636	9.7
February	210	196	7.1	37	48	-22.9	2,810	2,426	15.8	833	949	-12.2	3,890	3,619	7.5
March	207	205	1.0	35	56	-37.5	2,862	2,512	13.9	791	911	-13.2	3,895	3,684	5.7
April	221	186	18.8	36	53	-32.1	2,951	2,649	11.4	751	843	-10.9	3,959	3,731	6.1
May	220	183	20.2	34	50	-32.0	3,090	2,712	13.9	666	858	-22.4	4,010	3,803	5.4
June	223	196	13.8	32	49	-34.7	3,131	2,772	13.0	685	929	-26.3	4,071	3,946	3.2
July	214	190	12.6	33	46	-28.3	3,176	2,801	13.4	719	947	-24.1	4,142	3,984	4.0
August	219	191	14.7	35	48	-27.1	3,279	2,764	18.6	701	993	-29.4	4,234	3,996	6.0
September	231	198	16.7	40	46	-13.0	3,390	2,831	19.7	765	1,019	-24.9	4,426	4,094	8.1
October	238	213	11.7	40	43	-7.0	3,533	2,810	25.7	867	1,026	-15.5	4,678	4,092	14.3

Table 16: Edmonton Metropolitan Area

Multiple Housing Starts by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	128	0	126	126	21	109	130	4	388
February	160	0	40	40	51	20	71	24	295
March	242	0	0	0	7	67	74	7	323
April	272	0	181	181	101	116	217	41	711
May	256	0	159	159	81	180	261	36	712
June	264	0	40	40	72	449	521	99	924
July	254	4	48	52	63	0	63	71	440
August	210	0	92	92	56	242	298	37	637
September	236	4	288	292	37	82	119	37	684
October	262	0	88	88	64	74	138	20	508
Total	**2,284**	**8**	**1,062**	**1,070**	**553**	**1,339**	**1,892**	**376**	**5,622**

Table 17: Edmonton Metropolitan Area

Multiple Housing Completions by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	166	0	305	305	58	210	268	26	765
February	174	6	64	70	9	51	60	58	362
March	200	0	31	31	34	75	109	8	348
April	186	0	281	281	19	168	187	29	683
May	168	0	0	0	44	12	56	44	268
June	176	0	547	547	69	78	147	13	883
July	200	0	308	308	126	77	203	33	744
August	212	0	186	186	35	86	121	45	564
September	146	0	118	118	46	79	125	12	401
October	178	0	196	196	25	0	25	30	429
Total	**1,806**	**6**	**2,036**	**2,042**	**465**	**836**	**1,301**	**298**	**5,447**

Table 18: Edmonton Metropolitan Area

Multiple Housing Under Construction by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	1,434	14	2,423	2,437	788	4,400	5,188	320	9,379
February	1,424	13	2,399	2,412	825	4,390	5,215	286	9,337
March	1,464	13	2,537	2,550	798	4,213	5,011	285	9,310
April	1,552	13	2,644	2,657	880	4,002	4,882	297	9,388
May	1,640	8	2,928	2,936	922	4,041	4,963	289	9,828
June	1,728	12	2,421	2,433	925	4,412	5,337	371	9,869
July	1,780	16	2,470	2,486	853	4,245	5,098	418	9,782
August	1,778	16	2,603	2,619	874	4,174	5,048	411	9,856
September	1,868	20	2,773	2,793	865	4,177	5,042	436	10,139
October	1,954	20	2,665	2,685	904	4,251	5,155	426	10,220

Table 19: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	2	7	-71.4	32	71	-54.9	34	78	-56.4
Northeast	32	20	60.0	158	35	351.4	190	55	245.5
Northwest	71	95	-25.3	19	59	-67.8	90	154	-41.6
South Central	10	11	-9.1	12	12	0.0	22	23	-4.3
Southeast	83	115	-27.8	62	72	-13.9	145	187	-22.5
Southwest	36	53	-32.1	121	141	-14.2	157	194	-19.1
West	26	28	-7.1	7	19	-63.2	33	47	-29.8
Total Edmonton City	**260**	**329**	**-21.0**	**411**	**409**	**0.5**	**671**	**738**	**-9.1**
Beaumont Town	20	34	-41.2	1	3	-66.7	21	37	-43.2
Calmar Town	2	1	100.0	0	0	--	2	1	100.0
Devon Town	0	4	-100.0	0	3	-100.0	0	7	-100.0
Fort Saskatchewan City	43	30	43.3	12	15	-20.0	55	45	22.2
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	30	35	-14.3	31	11	181.8	61	46	32.6
Leduc County	7	3	133.3	0	0	--	7	3	133.3
Morinville Town	2	17	-88.2	0	31	-100.0	2	48	-95.8
Parkland County	10	9	11.1	2	0	--	12	9	33.3
Spruce Grove City	45	32	40.6	66	37	78.4	111	69	60.9
St. Albert City	36	37	-2.7	85	18	372.2	121	55	120.0
Stony Plain Town	16	26	-38.5	33	81	-59.3	49	107	-54.2
Strathcona County	30	41	-26.8	18	27	-33.3	48	68	-29.4
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	4	6	-33.3	0	0	--	4	6	-33.3
Total Rural	**245**	**275**	**-10.9**	**248**	**226**	**9.7**	**493**	**501**	**-1.6**
Grand Total	**505**	**604**	**-16.4**	**659**	**635**	**3.8**	**1,164**	**1,239**	**-6.1**

Table 20: Edmonton Metropolitan Area

Complete and Unabsorbed Units by Zone and Type: Year-to-Date 2014

Month	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	580	620	-6.5	846	873	-3.1	1,426	1,493	-4.5
February	666	629	5.9	835	850	-1.8	1,501	1,479	1.5
March	675	647	4.3	789	903	-12.6	1,464	1,550	-5.5
April	635	675	-5.9	909	905	0.4	1,544	1,580	-2.3
May	606	624	-2.9	890	866	2.8	1,496	1,490	0.4
June	568	576	-3.1	782	848	-7.8	1,340	1,424	-5.9
July	567	579	-2.1	853	656	30.0	1,420	1,235	15.0
August	542	594	-8.8	873	646	35.1	1,415	1,240	14.1
September	527	549	-4.0	691	602	14.8	1,218	1,151	5.8
October	505	604	-16.4	659	635	3.8	1,164	1,239	-6.1

Table 21: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	1	-100.0	1	5	-80.0	1	1	0.0	2	7	-71.4
Northeast	0	1	-100.0	1	0	--	31	19	63.2	0	0	--	32	20	60.0
Northwest	0	2	-100.0	2	2	0.0	68	90	-24.4	1	1	0.0	71	95	-25.3
South Central	0	0	--	0	0	--	10	10	0.0	0	1	-100.0	10	11	-9.1
Southeast	1	4	-75.0	0	0	--	82	109	-24.8	0	2	-100.0	83	115	-27.8
Southwest	1	3	-66.7	0	0	--	35	50	-30.0	0	0	--	36	53	-32.1
West	1	2	-50.0	0	0	--	25	26	-3.8	0	0	--	26	28	-7.1
Total Edmonton City	**3**	**12**	**-75.0**	**3**	**3**	**0.0**	**252**	**309**	**-18.4**	**2**	**5**	**-60.0**	**260**	**329**	**-21.0**
Beaumont Town	0	2	-100.0	0	0	--	20	32	-37.5	0	0	--	20	34	-41.2
Calmar Town	1	0	--	0	0	--	1	1	0.0	0	0	--	2	1	100.0
Devon Town	0	0	--	0	1	-100.0	0	2	-100.0	0	1	-100.0	0	4	-100.0
Fort Saskatchewan City	5	1	400.0	1	1	0.0	37	28	32.1	0	0	--	43	30	43.3
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	3	5	-40.0	0	0	--	27	30	-10.0	0	0	--	30	35	-14.3
Leduc County	1	2	-50.0	0	0	--	6	1	500.0	0	0	--	7	3	133.3
Morinville Town	0	0	--	0	1	-100.0	2	16	-87.5	0	0	--	2	17	-88.2
Parkland County	4	6	-33.3	0	0	--	2	1	100.0	4	2	100.0	10	9	11.1
Spruce Grove City	5	3	66.7	0	1	-100.0	40	28	42.9	0	0	--	45	32	40.6
St. Albert City	6	6	0.0	0	1	-100.0	30	29	3.4	0	1	-100.0	36	37	-2.7
Stony Plain Town	1	3	-66.7	0	0	--	11	14	-21.4	4	9	-55.6	16	26	-38.5
Strathcona County	8	5	60.0	0	4	-100.0	22	32	-31.3	0	0	--	30	41	-26.8
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	2	0.0	0	0	--	2	4	-50.0	0	0	--	4	6	-33.3
Total Rural	**36**	**35**	**2.9**	**1**	**9**	**-88.9**	**200**	**218**	**-8.3**	**8**	**13**	**-38.5**	**245**	**275**	**-10.9**
Grand Total	**39**	**47**	**-17.0**	**4**	**12**	**-66.7**	**452**	**527**	**-14.2**	**10**	**18**	**-44.4**	**505**	**604**	**-16.4**

Table 22: Edmonton Metropolitan Area

Complete and Unabsorbed Single-Detached Units by Month and House Type: Year-to-Date 2014

Month	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
January	55	50	10.0	13	17	-23.5	497	535	-7.1	15	18	-16.7	580	620	-6.5
February	53	50	6.0	11	15	-26.7	586	545	7.5	16	19	-15.8	666	629	5.9
March	54	56	-3.6	11	14	-21.4	598	559	7.0	12	18	-33.3	675	647	4.3
April	52	60	-13.3	13	18	-27.8	569	578	-3.3	11	19	-42.1	635	675	-5.9
May	53	55	-3.6	13	19	-31.6	525	528	-0.6	15	22	-31.8	606	624	-2.9
June	51	48	6.3	12	16	-25.0	484	492	-1.6	11	20	-45.0	558	576	-3.1
July	43	54	-20.4	6	15	-60.0	505	490	3.1	13	20	-35.0	567	579	-2.1
August	41	53	-22.6	7	12	-41.7	483	513	-5.8	11	16	-31.3	542	594	-8.8
September	44	50	-12.0	6	13	-53.8	466	472	-1.3	11	14	-21.4	527	549	-4.0
October	39	47	-17.0	4	12	-66.7	452	527	-14.2	10	18	-44.4	505	604	-16.4

Table 23: Edmonton Metropolitan Area

Complete and Unabsorbed Multiple Units by Zone, Type, and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	16	0	9	9	0	7	7	0	32
Northeast	15	0	130	130	0	13	13	0	158
Northwest	9	0	0	0	3	7	10	0	19
South Central	4	0	0	0	0	3	3	5	12
Southeast	46	0	0	0	4	8	12	4	62
Southwest	23	0	0	0	14	83	97	1	121
West	6	0	0	0	0	0	0	1	7
Total Edmonton City	**119**	**0**	**139**	**139**	**21**	**121**	**142**	**11**	**411**
Beaumont Town	0	0	0	0	0	0	0	1	1
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	0	0	0	0	0	12
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	17	0	17	10	31
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	2	0	0	0	0	0	0	0	2
Spruce Grove City	15	0	0	0	5	45	50	1	66
St. Albert City	8	0	77	77	0	0	0	0	85
Stony Plain Town	3	0	21	21	9	0	9	0	33
Strathcona County	16	0	1	1	1	0	1	0	18
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**60**	**0**	**99**	**99**	**32**	**45**	**77**	**12**	**248**
Grand Total	**179**	**0**	**238**	**238**	**53**	**166**	**219**	**23**	**659**

Table 24: Edmonton Metropolitan Area

Complete and Unabsorbed Multiple Units by Month, Type, and Tenure: Year-to-Date 2014

		Rental			Condominium				
Month	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
January	263	7	167	174	96	284	380	29	846
February	252	11	208	219	67	269	336	28	835
March	269	6	166	172	55	264	319	29	789
April	244	4	280	284	53	291	344	37	909
May	252	0	251	251	61	291	352	35	890
June	219	0	210	210	44	272	316	37	782
July	189	0	382	382	39	219	258	24	853
August	215	0	396	396	41	201	242	20	873
September	198	0	221	221	53	197	250	22	691
October	179	0	238	238	53	166	219	23	659

Table 25: Edmonton Metropolitan Area

Unabsorbed Single-Detached Units by Zone and Months Since Completion: October 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	1	1	0	0	0	0	0	0	0	0	0	0	0	2
Northeast	5	4	3	2	2	2	0	0	1	2	0	0	11	32
Northwest	8	2	10	7	3	2	2	7	3	0	1	4	22	71
South Central	5	2	2	0	0	1	0	0	0	0	0	0	0	10
Southeast	14	7	1	9	1	5	2	1	1	2	0	0	40	83
Southwest	25	8	1	2	0	0	0	0	0	0	0	0	0	36
West	23	1	0	1	0	0	0	0	0	0	0	0	1	26
Total Edmonton City	**81**	**25**	**17**	**21**	**6**	**10**	**4**	**8**	**5**	**4**	**1**	**4**	**74**	**260**
Beaumont Town	2	3	5	2	2	1	0	1	1	1	0	1	1	20
Calmar Town	0	0	0	0	0	0	0	0	0	0	1	0	1	2
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	11	11	2	4	4	0	1	0	0	0	1	2	7	43
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	3	3	4	2	0	2	1	0	4	0	0	1	10	30
Leduc County	2	2	0	2	0	0	0	0	0	0	0	0	1	7
Morinville Town	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Parkland County	1	0	1	2	2	0	0	0	1	0	0	1	2	10
Spruce Grove City	1	2	10	3	0	7	4	0	8	0	0	3	7	45
St. Albert City	5	2	3	7	2	2	1	0	3	0	3	1	7	36
Stony Plain Town	0	1	7	0	0	2	1	0	0	0	0	1	4	16
Strathcona County	3	5	1	4	0	3	0	1	0	0	1	7	5	30
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	1	0	0	0	0	0	0	1	2	4
Total Rural	**28**	**30**	**34**	**26**	**11**	**17**	**8**	**2**	**17**	**1**	**6**	**18**	**47**	**245**
Grand Total	**109**	**55**	**51**	**47**	**17**	**27**	**12**	**10**	**22**	**5**	**7**	**22**	**121**	**505**

Table 26: Edmonton Metropolitan Area

Unabsorbed Multiple Units by Zone and Months Since Completion: October 2014

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Central	3	6	5	0	0	0	0	9	1	0	0	1	7	32
Northeast	120	0	2	4	0	0	0	2	0	4	13	11	2	158
Northwest	0	1	1	3	3	0	0	0	0	0	1	5	5	19
South Central	0	2	3	2	3	0	1	0	1	0	0	0	0	12
Southeast	17	2	2	1	0	8	0	0	0	3	2	4	23	62
Southwest	15	1	2	2	0	11	1	22	0	53	3	0	11	121
West	7	0	0	0	0	0	0	0	0	0	0	0	0	7
Total Edmonton City	**162**	**12**	**15**	**12**	**6**	**19**	**2**	**33**	**2**	**60**	**19**	**21**	**48**	**411**
Beaumont Town	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Calmar Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	2	2	1	2	1	0	0	0	0	0	0	2	2	12
Gibbons Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leduc City	0	18	0	0	0	7	1	0	1	0	0	0	4	31
Leduc County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parkland County	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Spruce Grove City	3	0	13	1	0	1	46	1	1	0	0	0	0	66
St. Albert City	0	0	1	75	3	2	1	0	2	1	0	0	0	85
Stony Plain Town	0	0	0	1	0	0	0	0	0	0	0	0	32	33
Strathcona County	1	4	4	2	0	0	0	0	0	0	2	0	5	18
Sturgeon County	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rural	**6**	**24**	**21**	**81**	**4**	**10**	**48**	**1**	**4**	**1**	**2**	**2**	**44**	**248**
Grand Total	**168**	**36**	**36**	**93**	**10**	**29**	**50**	**34**	**6**	**61**	**21**	**23**	**92**	**659**

Table 27: Edmonton Metropolitan Area

Unabsorbed Single-Detached Dwellings by Zone and Price Range: October 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	0	0	0	0	2	2
Northeast	1	3	13	14	1	0	32
Northwest	0	7	17	34	9	4	71
South Central	0	0	0	0	3	7	10
Southeast	0	22	25	21	10	5	83
Southwest	0	7	7	13	1	8	36
West	1	2	9	8	0	6	26
Total Edmonton City	**2**	**41**	**71**	**90**	**24**	**32**	**280**
Beaumont Town	0	5	5	10	0	0	20
Calmar Town	1	0	1	0	0	0	2
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	19	13	3	4	43
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	6	13	11	0	0	30
Leduc County	0	0	0	0	2	5	7
Morinville Town	0	1	1	0	0	0	2
Parkland County	4	0	0	0	1	5	10
Spruce Grove City	2	5	16	12	6	4	45
St. Albert City	0	0	3	8	11	14	36
Stony Plain Town	0	5	6	1	1	3	16
Strathcona County	0	0	1	12	11	6	30
Sturgeon County	0	0	0	0	0	0	0
Other Centres	1	1	0	0	0	2	4
Total Rural	**8**	**27**	**65**	**67**	**35**	**43**	**245**
Grand Total	**10**	**68**	**136**	**157**	**59**	**75**	**505**

Table 28: Edmonton Metropolitan Area

Unabsorbed Single-Detached Dwellings by Month and Price Range: Year-to-Date: 2014

Month	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
January	11	93	206	149	60	61	580
February	9	120	219	171	75	72	666
March	7	125	228	170	64	81	675
April	8	107	225	171	60	64	635
May	8	107	206	160	61	64	606
June	6	100	174	153	66	59	558
July	10	83	185	160	70	59	567
August	12	81	163	163	65	58	542
September	14	82	153	147	66	65	527
October	10	68	136	157	59	75	505

Table 29a: Edmonton Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: October 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	0	1	1	1	0	5	8
Northeast	0	5	11	12	1	0	29
Northwest	0	12	24	22	6	4	68
South Central	0	0	0	0	2	7	9
Southeast	10	23	22	13	11	2	81
Southwest	0	18	19	20	14	30	101
West	0	8	34	15	10	18	85
Total Edmonton City	**10**	**67**	**111**	**83**	**44**	**66**	**381**
Beaumont Town	0	3	4	5	1	0	13
Calmar Town	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	9	5	1	2	21
Gibbons Town	0	0	0	0	0	0	0
Leduc City	0	7	4	0	0	0	11
Leduc County	0	1	2	1	2	2	8
Morinville Town	0	1	1	0	0	0	2
Parkland County	2	0	0	0	1	0	3
Spruce Grove City	0	0	6	3	0	1	10
St. Albert City	0	0	0	3	3	4	10
Stony Plain Town	1	3	2	0	0	0	6
Strathcona County	0	0	6	9	3	8	26
Sturgeon County	1	0	0	0	1	1	3
Other Centres	0	0	0	0	0	0	0
Total Rural	**4**	**19**	**34**	**26**	**12**	**18**	**113**
Grand Total	**14**	**86**	**145**	**109**	**56**	**84**	**494**

Table 29b: Edmonton Metropolitan Area

Absorbed Single-Detached Dwellings by Zone and Price Range: Year-to-Date 2014

Area	Under $300,000	$300,000 - $399,999	$400,000 - $499,999	$500,000 - $599,999	$600,000 - $699,999	$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
North Central	4	18	11	12	4	16	65
Northeast	1	34	65	51	11	3	165
Northwest	2	90	175	175	47	26	515
South Central	2	2	12	15	12	34	77
Southeast	16	271	326	206	75	30	924
Southwest	6	149	230	231	116	228	960
West	0	116	252	170	57	97	692
Total Edmonton City	**31**	**680**	**1,071**	**860**	**322**	**434**	**3,398**
Beaumont Town	0	19	56	43	6	3	127
Calmar Town	7	9	0	0	0	0	16
Devon Town	0	1	3	1	0	0	5
Fort Saskatchewan City	0	38	90	43	12	12	195
Gibbons Town	0	15	2	0	0	0	17
Leduc City	0	87	66	42	12	1	208
Leduc County	2	8	20	11	22	14	77
Morinville Town	0	21	24	3	0	0	48
Parkland County	8	3	4	4	8	36	63
Spruce Grove City	4	54	81	39	16	8	202
St. Albert City	0	2	12	43	40	36	133
Stony Plain Town	1	19	18	14	0	9	61
Strathcona County	0	6	40	84	30	43	203
Sturgeon County	8	6	11	17	21	23	86
Other Centres	0	8	2	1	3	2	16
Total Rural	**30**	**296**	**429**	**345**	**170**	**187**	**1,457**
Grand Total	**61**	**976**	**1,500**	**1,205**	**492**	**621**	**4,855**

Table 30a: Edmonton Metropolitan Area

Absorbed Units by Zone and Type: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	9	10	-10.0	37	21	76.2	46	31	48.4
Northeast	29	20	45.0	53	20	165.0	82	40	105.0
Northwest	68	67	1.5	25	42	-40.5	93	109	-14.7
South Central	10	13	-23.1	10	19	-47.4	20	32	-37.5
Southeast	82	81	1.2	70	36	94.4	152	117	29.9
Southwest	101	83	21.7	39	52	-25.0	140	135	3.7
West	85	49	73.5	29	16	81.3	114	65	75.4
Total Edmonton City	**384**	**323**	**18.9**	**263**	**206**	**27.7**	**647**	**529**	**22.3**
Beaumont Town	13	23	-43.5	6	11	-45.5	19	34	-44.1
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	1	-100.0	0	2	-100.0	0	3	-100.0
Fort Saskatchewan City	21	30	-30.0	78	26	200.0	99	56	76.8
Gibbons Town	0	2	-100.0	0	0	--	0	2	-100.0
Leduc City	11	11	0.0	10	4	150.0	21	15	40.0
Leduc County	8	15	-46.7	0	0	--	8	15	-46.7
Morinville Town	2	5	-60.0	1	1	0.0	3	6	-50.0
Parkland County	7	8	-12.5	0	0	--	7	8	-12.5
Spruce Grove City	10	13	-23.1	17	8	112.5	27	21	28.6
St. Albert City	10	12	-16.7	50	0	--	60	12	400.0
Stony Plain Town	6	6	0.0	20	8	150.0	26	14	85.7
Strathcona County	29	28	3.6	16	21	-23.8	45	49	-8.2
Sturgeon County	7	7	0.0	0	0	--	7	7	0.0
Other Centres	0	2	-100.0	0	0	--	0	2	-100.0
Total Rural	**124**	**164**	**-24.4**	**198**	**81**	**144.4**	**322**	**245**	**31.4**
Grand Total	**508**	**487**	**4.3**	**461**	**287**	**60.6**	**969**	**774**	**25.2**

Table 30b: Edmonton Metropolitan Area

Absorbed Units by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	89	87	2.3	737	207	256.0	826	294	181.0
Northeast	168	145	15.9	353	291	21.3	521	436	19.5
Northwest	515	436	18.1	512	486	5.3	1,027	922	11.4
South Central	90	75	20.0	162	149	8.7	252	224	12.5
Southeast	933	783	19.2	868	1,046	-17.0	1,801	1,829	-1.5
Southwest	961	890	8.0	873	1,330	-34.4	1,834	2,220	-17.4
West	692	555	24.7	337	250	34.8	1,029	805	27.8
Total Edmonton City	**3,448**	**2,971**	**16.1**	**3,842**	**3,759**	**2.2**	**7,290**	**6,730**	**8.3**
Beaumont Town	127	156	-18.6	192	39	392.3	319	195	63.6
Calmar Town	17	13	30.8	0	0	--	17	13	30.8
Devon Town	5	6	-16.7	3	3	0.0	8	9	-11.1
Fort Saskatchewan City	196	213	-8.0	219	116	88.8	415	329	26.1
Gibbons Town	17	15	13.3	0	0	--	17	15	13.3
Leduc City	208	203	2.5	137	145	-5.5	345	348	-0.9
Leduc County	78	87	-10.3	0	0	--	78	87	-10.3
Morinville Town	49	50	-2.0	42	27	55.6	91	77	18.2
Parkland County	156	147	6.1	0	12	--	156	159	-1.9
Spruce Grove City	210	163	28.8	292	338	-13.6	502	501	0.2
St. Albert City	139	135	3.0	413	18	2,194.4	552	153	260.8
Stony Plain Town	67	86	-22.1	114	57	100.0	181	143	26.6
Strathcona County	222	302	-26.5	138	235	-41.3	360	537	-33.0
Sturgeon County	97	100	-3.0	0	0	--	97	100	-3.0
Other Centres	20	26	-23.1	36	31	16.1	56	57	-1.8
Total Rural	**1,608**	**1,702**	**-5.5**	**1,586**	**1,021**	**55.3**	**3,194**	**2,723**	**17.3**
Grand Total	**5,056**	**4,673**	**8.2**	**5,428**	**4,780**	**13.6**	**10,484**	**9,453**	**10.9**

Table 31a: Edmonton Metropolitan Area

Absorbed Single-Detached Units by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	1	1	0.0	7	7	0.0	1	0	--	9	10	-10.0
Northeast	0	1	-100.0	0	1	-100.0	29	18	61.1	0	0	--	29	20	45.0
Northwest	1	1	0.0	1	1	0.0	66	65	1.5	0	0	--	68	67	1.5
South Central	0	0	--	0	0	--	10	13	-23.1	0	0	--	10	13	-23.1
Southeast	1	0	--	1	0	--	79	81	-2.5	1	0	--	82	81	1.2
Southwest	2	2	0.0	0	0	--	99	81	22.2	0	0	--	101	83	21.7
West	3	3	0.0	0	0	--	82	46	78.3	0	0	--	85	49	73.5
Total Edmonton City	**7**	**9**	**-22.2**	**3**	**3**	**0.0**	**372**	**311**	**19.6**	**2**	**0**	**--**	**384**	**323**	**18.9**
Beaumont Town	0	1	-100.0	0	0	--	13	22	-40.9	0	0	--	13	23	-43.5
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	2	3	-33.3	0	2	-100.0	19	25	-24.0	0	0	--	21	30	-30.0
Gibbons Town	0	0	--	0	0	--	0	0	--	0	2	-100.0	0	2	-100.0
Leduc City	1	1	0.0	0	0	--	10	10	0.0	0	0	--	11	11	0.0
Leduc County	5	9	-44.4	0	0	--	3	5	-40.0	0	1	-100.0	8	15	-46.7
Morinville Town	0	1	-100.0	1	0	--	1	4	-75.0	0	0	--	2	5	-60.0
Parkland County	3	4	-25.0	0	0	--	0	3	-100.0	4	1	300.0	7	8	-12.5
Spruce Grove City	1	1	0.0	1	0	--	8	12	-33.3	0	0	--	10	13	-23.1
St. Albert City	1	5	-80.0	0	0	--	9	7	28.6	0	0	--	10	12	-16.7
Stony Plain Town	0	3	-100.0	0	0	--	6	3	100.0	0	0	--	6	6	0.0
Strathcona County	8	6	33.3	2	3	-33.3	19	18	5.6	0	1	-100.0	29	28	3.6
Sturgeon County	0	3	-100.0	0	0	--	2	1	100.0	5	3	66.7	7	7	0.0
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Total Rural	**21**	**38**	**-44.7**	**4**	**5**	**-20.0**	**90**	**113**	**-20.4**	**9**	**8**	**12.5**	**124**	**164**	**-24.4**
Grand Total	**28**	**47**	**-40.4**	**7**	**8**	**-12.5**	**462**	**424**	**9.0**	**11**	**8**	**37.5**	**508**	**487**	**4.3**

Table 31b: Edmonton Metropolitan Area

Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	13	-69.2	17	14	21.4	65	55	18.2	3	5	-40.0	89	87	2.3
Northeast	5	2	150.0	4	6	-33.3	159	135	17.8	0	2	-100.0	168	145	15.9
Northwest	11	5	120.0	6	7	-14.3	495	422	17.3	3	2	50.0	515	436	18.1
South Central	3	1	200.0	0	1	-100.0	83	71	16.9	4	2	100.0	90	75	20.0
Southeast	13	9	44.4	9	13	-30.5	908	758	19.8	4	3	33.3	933	783	19.2
Southwest	39	27	44.4	5	3	66.7	912	856	6.5	5	4	25.0	961	890	8.0
West	25	19	31.6	2	5	-60.0	663	529	25.3	2	2	0.0	692	555	24.7
Total Edmonton City	**100**	**76**	**31.6**	**42**	**49**	**-14.3**	**3,285**	**2,826**	**16.2**	**21**	**20**	**5.0**	**3,448**	**2,971**	**16.1**
Beaumont Town	6	13	-53.8	0	0	--	121	143	-15.4	0	0	--	127	156	-18.6
Calmar Town	1	2	-50.0	2	0	--	14	10	40.0	0	1	-100.0	17	13	30.8
Devon Town	0	1	-100.0	1	0	--	4	5	-20.0	0	0	--	5	6	-16.7
Fort Saskatchewan City	10	15	-33.3	5	10	-50.0	181	188	-3.7	0	0	--	196	213	-8.0
Gibbons Town	6	1	500.0	2	4	-50.0	9	6	50.0	0	4	-100.0	17	15	13.3
Leduc City	14	15	-6.7	0	0	--	194	188	3.2	0	0	--	208	203	2.5
Leduc County	38	41	-7.3	0	1	-100.0	28	24	16.7	12	21	-42.9	78	87	-10.3
Morinville Town	5	7	-28.6	4	5	-20.0	40	38	5.3	0	0	--	49	50	-2.0
Parkland County	78	71	9.9	4	2	100.0	42	42	0.0	32	32	0.0	156	147	6.1
Spruce Grove City	17	12	41.7	2	0	--	191	151	26.5	0	0	--	210	163	28.8
St. Albert City	19	30	-36.7	1	0	--	118	105	12.4	1	0	--	139	135	3.0
Stony Plain Town	7	17	-58.8	0	1	-100.0	49	55	-10.9	11	13	-15.4	67	86	-22.1
Strathcona County	49	49	0.0	10	19	-47.4	162	230	-29.6	1	4	-75.0	222	302	-26.5
Sturgeon County	47	40	17.5	0	1	-100.0	29	38	-23.7	21	21	0.0	97	100	-3.0
Other Centres	9	15	-40.0	5	3	66.7	5	8	-37.5	1	0	--	20	26	-23.1
Total Rural	**306**	**329**	**-7.0**	**36**	**46**	**-21.7**	**1,187**	**1,231**	**-3.6**	**79**	**96**	**-17.7**	**1,608**	**1,702**	**-5.5**
Grand Total	**406**	**405**	**0.2**	**78**	**95**	**-17.9**	**4,472**	**4,057**	**10.2**	**100**	**116**	**-13.8**	**5,056**	**4,673**	**8.2**

Table 32a: Edmonton Metropolitan Area

Absorbed Multiple Units by Zone, Type and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	12	0	23	23	0	2	2	0	37
Northeast	7	0	38	38	0	8	8	0	53
Northwest	14	0	0	0	0	7	7	4	25
South Central	4	0	0	0	0	6	6	0	10
Southeast	43	0	0	0	17	1	18	9	70
Southwest	28	0	0	0	2	5	7	4	39
West	26	0	0	0	0	0	0	3	29
Total Edmonton City	**134**	**0**	**61**	**61**	**19**	**29**	**48**	**20**	**263**
Beaumont Town	6	0	0	0	0	0	0	0	6
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	7	0	71	71	0	0	0	0	78
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	7	0	0	0	0	0	0	3	10
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	1	1
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	2	2	4	5	17
St. Albert City	15	0	35	35	0	0	0	0	50
Stony Plain Town	4	0	12	12	4	0	4	0	20
Strathcona County	16	0	0	0	0	0	0	0	16
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**63**	**0**	**118**	**118**	**6**	**2**	**8**	**9**	**198**
Grand Total	**197**	**0**	**179**	**179**	**25**	**31**	**56**	**29**	**461**

Table 32b: Edmonton Metropolitan Area

Absorbed Multiple Units by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	103	0	452	452	2	169	171	11	737
Northeast	90	0	195	195	38	30	68	0	353
Northwest	124	0	48	48	90	227	317	23	512
South Central	62	0	4	4	0	91	91	5	162
Southeast	428	7	181	188	104	120	224	28	868
Southwest	340	0	148	148	115	223	338	47	873
West	218	0	47	47	67	2	69	3	337
Total Edmonton City	**1,365**	**7**	**1,075**	**1,082**	**416**	**862**	**1,278**	**117**	**3,842**
Beaumont Town	46	0	104	104	0	0	0	42	192
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	3	0	3	0	3
Fort Saskatchewan City	71	6	142	148	0	0	0	0	219
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	75	0	0	0	12	0	12	50	137
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	4	20	0	20	18	42
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	143	0	0	0	19	47	66	83	292
St. Albert City	46	0	351	351	0	16	16	0	413
Stony Plain Town	38	0	53	53	21	2	23	0	114
Strathcona County	92	0	0	0	37	9	46	0	138
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**511**	**10**	**686**	**696**	**112**	**74**	**186**	**193**	**1,586**
Grand Total	**1,876**	**17**	**1,761**	**1,778**	**528**	**936**	**1,464**	**310**	**5,428**

Table 33a: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: October 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	.	.	429,000	429,000	810,748	740,018	741,431	741,431	754,365	729,616
Northeast	.	.	.	.	477,141	489,900	.	.	477,141	489,900
Northwest	544,154	544,154	366,300	366,300	504,984	487,131	.	.	503,521	487,131
South Central	.	.	.	.	1,079,900	876,800	.	.	1,079,900	876,800
Southeast	614,219	614,219	301,310	301,310	449,342	435,901	563,325	563,325	450,957	437,500
Southwest	2,135,350	2,135,350	.	.	809,062	572,000	.	.	835,325	574,000
West	614,133	690,900	.	.	645,708	498,650	.	.	644,594	504,900
Total Edmonton City	**1,038,782**	**690,900**	**365,537**	**366,300**	**622,882**	**503,100**	**652,378**	**652,378**	**628,652**	**504,900**
Beaumont Town	.	.	.	.	488,357	461,000	.	.	488,357	461,000
Calmar Town	.	.	.	.	.	.	.	.	.	.
Devon Town	.	.	.	.	.	.	.	.	.	.
Fort Saskatchewan City	727,500	727,500	.	.	529,616	470,000	.	.	548,462	471,000
Gibbons Town	.	.	.	.	.	.	.	.	.	.
Leduc City	413,400	413,400	.	.	387,320	371,160	.	.	389,691	381,020
Leduc County	560,653	581,311	.	.	588,000	638,000	.	.	570,908	596,384
Morinville Town	.	.	380,000	380,000	405,000	405,000	.	.	392,500	392,500
Parkland County	639,900	639,900	.	.	.	.	170,450	170,450	326,933	171,000
Spruce Grove City	569,529	569,529	529,900	529,900	518,975	482,450	.	.	525,123	492,400
St. Albert City	950,000	950,000	.	.	719,689	619,900	.	.	742,720	654,900
Stony Plain Town	.	.	.	.	385,908	390,430	.	.	385,908	390,430
Strathcona County	994,000	840,000	507,500	507,500	701,000	565,000	.	.	742,462	570,000
Sturgeon County	.	.	.	.	760,000	760,000	195,000	195,000	571,667	690,000
Other Centres	.	.	.	.	.	.	.	.	.	.
Total Rural	**737,569**	**596,384**	**481,225**	**474,950**	**558,189**	**488,050**	**178,633**	**171,000**	**570,787**	**499,900**
Grand Total	**829,242**	**614,219**	**431,644**	**420,000**	**610,197**	**497,700**	**368,131**	**195,000**	**615,415**	**504,671**

Table 33b: Edmonton Metropolitan Area

Average and Median Price of Absorbed Single-Detached Units by Zone and House Type: Year-to-Date 2014

Area	Bungalow		Split Level		Two Storey		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	.	.	.	.	.	.
North Central	422,813	383,125	342,102	327,565	660,245	545,900	783,216	783,216	580,895	499,000
Northeast	464,019	419,000	467,957	467,957	475,037	465,240	.	.	474,618	464,900
Northwest	520,668	544,154	442,725	401,036	514,221	499,900	402,044	383,448	512,872	499,888
South Central	418,110	418,110	.	.	781,775	669,450	840,100	732,700	780,082	669,000
Southeast	610,314	575,000	368,603	367,538	468,846	455,100	537,081	542,500	470,268	456,206
Southwest	747,055	600,135	602,580	448,700	658,765	537,250	825,580	729,900	662,836	537,800
West	572,900	510,200	1,205,450	1,205,450	573,772	492,300	509,050	509,050	575,379	492,550
Total Edmonton City	**626,859**	**556,900**	**452,819**	**366,300**	**560,509**	**493,518**	**671,364**	**552,450**	**561,883**	**493,950**
Beaumont Town	590,867	490,850	.	.	482,263	470,000	.	.	487,394	474,499
Calmar Town	298,000	298,000	399,900	399,900	311,301	313,250	.	.	316,008	313,250
Devon Town	.	.	503,000	503,000	430,324	434,700	.	.	444,859	447,900
Fort Saskatchewan City	788,190	745,050	493,740	433,800	486,951	460,000	.	.	502,573	461,000
Gibbons Town	350,000	357,500	405,000	405,000	352,889	345,000	.	.	358,000	360,000
Leduc City	546,627	513,748	.	.	424,288	410,436	.	.	432,523	412,800
Leduc County	555,361	591,300	.	.	656,378	616,450	389,045	401,500	566,175	581,311
Morinville Town	386,950	353,950	407,275	397,500	415,558	408,950	.	.	412,483	406,500
Parkland County	853,087	779,000	575,000	575,000	945,122	784,345	342,109	181,900	785,750	775,000
Spruce Grove City	513,502	512,500	514,900	514,900	462,986	449,950	.	.	467,001	453,632
St. Albert City	666,611	675,000	694,900	694,900	659,355	619,900	799,900	799,900	661,606	619,900
Stony Plain Town	792,060	756,000	.	.	508,199	490,083	456,201	352,116	522,942	469,900
Strathcona County	858,543	685,000	586,111	595,000	725,259	545,000	535,000	535,000	741,133	560,000
Sturgeon County	606,318	560,000	.	.	728,214	640,000	487,143	580,000	626,605	610,000
Other Centres	605,750	637,450	358,800	340,000	405,000	405,000	369,000	369,000	488,688	399,750
Total Rural	**665,729**	**611,356**	**489,658**	**464,100**	**534,182**	**486,550**	**430,353**	**352,116**	**550,798**	**495,000**
Grand Total	**654,338**	**595,400**	**469,613**	**398,200**	**553,654**	**491,112**	**499,213**	**435,986**	**558,556**	**494,200**

Table 34a: Edmonton Metropolitan Area

Absorbed Units from Inventory by Zone and Type: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	1	4	-75.0	32	16	100.0	33	20	65.0
Northeast	6	6	0.0	40	12	233.3	46	18	155.6
Northwest	13	13	0.0	9	9	0.0	22	22	0.0
South Central	2	0	--	8	9	-11.1	10	9	11.1
Southeast	19	26	-26.9	20	15	33.3	39	41	-4.9
Southwest	19	16	18.8	9	17	-47.1	28	33	-15.2
West	17	11	54.5	2	0	--	19	11	72.7
Total Edmonton City	**77**	**76**	**1.3**	**120**	**78**	**53.8**	**197**	**154**	**27.9**
Beaumont Town	7	15	-53.3	2	0	--	9	15	-40.0
Calmar Town	0	0	--	0	0	--	0	0	--
Devon Town	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	10	12	-16.7	3	3	0.0	13	15	-13.3
Gibbons Town	0	0	--	0	0	--	0	0	--
Leduc City	6	5	20.0	1	2	-50.0	7	7	0.0
Leduc County	1	0	--	0	0	--	1	0	--
Morinville Town	0	2	-100.0	1	1	0.0	1	3	-66.7
Parkland County	3	0	--	0	0	--	3	0	--
Spruce Grove City	9	8	12.5	13	7	85.7	22	15	46.7
St. Albert City	6	2	200.0	38	0	--	44	2	2,100.0
Stony Plain Town	6	4	50.0	16	7	128.6	22	11	100.0
Strathcona County	6	10	-40.0	5	16	-68.8	11	26	-57.7
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	0	2	-100.0	0	0	--	0	2	-100.0
Total Rural	**54**	**61**	**-11.5**	**79**	**36**	**119.4**	**133**	**97**	**37.1**
Grand Total	**131**	**137**	**-4.4**	**199**	**114**	**74.6**	**330**	**251**	**31.5**

Table 34b: Edmonton Metropolitan Area

Absorbed Units from Inventory by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	25	22	13.6	249	146	70.5	274	168	63.1
Northeast	44	29	51.7	160	82	95.1	204	111	83.8
Northwest	177	95	86.3	92	144	-36.1	269	239	12.6
South Central	33	14	135.7	38	46	-17.4	71	60	18.3
Southeast	248	273	-9.2	170	244	-30.3	418	517	-19.1
Southwest	282	249	13.3	208	216	-3.7	490	465	5.4
West	186	178	4.5	40	34	17.6	226	212	6.6
Total Edmonton City	**995**	**860**	**15.7**	**957**	**912**	**4.9**	**1,952**	**1,772**	**10.2**
Beaumont Town	70	66	6.1	118	5	2,260.0	188	71	164.8
Calmar Town	0	3	--	0	0	--	0	3	--
Devon Town	3	3	0.0	3	1	200.0	6	4	50.0
Fort Saskatchewan City	77	113	-31.9	104	66	57.6	181	179	1.1
Gibbons Town	0	1	--	0	0	--	0	1	--
Leduc City	62	32	93.8	25	53	-52.8	87	85	2.4
Leduc County	15	6	150.0	0	0	--	15	6	150.0
Morinville Town	24	28	-14.3	32	12	166.7	56	40	40.0
Parkland County	16	13	23.1	0	4	--	16	17	-5.9
Spruce Grove City	59	61	-3.3	108	99	9.1	167	160	4.4
St. Albert City	55	56	-1.8	247	18	1,272.2	302	74	308.1
Stony Plain Town	31	47	-34.0	76	36	111.1	107	83	28.9
Strathcona County	63	86	-26.7	30	99	-69.7	93	185	-49.7
Sturgeon County	0	0	--	0	0	--	0	0	--
Other Centres	3	4	-25.0	36	19	89.5	39	23	69.6
Total Rural	**478**	**519**	**-7.9**	**779**	**412**	**89.1**	**1,257**	**931**	**35.0**
Grand Total	**1,473**	**1,379**	**6.8**	**1,736**	**1,324**	**31.1**	**3,209**	**2,703**	**18.7**

Table 35a: Edmonton Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	2	-100.0	1	0	--	0	2	-100.0	0	0	--	1	4	-75.0
Northeast	0	0	--	0	0	--	6	6	0.0	0	0	--	6	6	0.0
Northwest	1	0	--	0	0	--	12	13	-7.7	0	0	--	13	13	0.0
South Central	0	0	--	0	0	--	2	0	--	0	0	--	2	0	--
Southeast	0	0	--	0	0	--	19	26	-26.9	0	0	--	19	26	-26.9
Southwest	0	0	--	0	0	--	19	16	18.8	0	0	--	19	16	18.8
West	1	0	--	0	0	--	16	11	45.5	0	0	--	17	11	54.5
Total Edmonton City	**2**	**2**	**0.0**	**1**	**0**	**--**	**74**	**74**	**0.0**	**0**	**0**	**--**	**77**	**76**	**1.3**
Beaumont Town	0	1	-100.0	0	0	--	7	14	-50.0	0	0	--	7	15	-53.3
Calmar Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Devon Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Fort Saskatchewan City	1	0	--	0	1	-100.0	9	11	-18.2	0	0	--	10	12	-16.7
Gibbons Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Leduc City	1	1	0.0	0	0	--	5	4	25.0	0	0	--	6	5	20.0
Leduc County	1	0	--	0	0	--	0	0	--	0	0	--	1	0	--
Morinville Town	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Parkland County	1	0	--	0	0	--	0	0	--	2	0	--	3	0	--
Spruce Grove City	1	1	0.0	1	0	--	7	7	0.0	0	0	--	9	8	12.5
St. Albert City	0	1	-100.0	0	0	--	6	1	500.0	0	0	--	6	2	200.0
Stony Plain Town	0	1	-100.0	0	0	--	6	3	100.0	0	0	--	6	4	50.0
Strathcona County	1	0	--	1	1	0.0	4	9	-55.6	0	0	--	6	10	-40.0
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	0	1	-100.0	0	0	--	0	1	-100.0	0	0	--	0	2	-100.0
Total Rural	**6**	**7**	**-14.3**	**2**	**2**	**0.0**	**44**	**52**	**-15.4**	**2**	**0**	**--**	**54**	**61**	**-11.5**
Grand Total	**8**	**9**	**-11.1**	**3**	**2**	**50.0**	**118**	**126**	**-6.3**	**2**	**0**	**--**	**131**	**137**	**-4.4**

Table 35b: Edmonton Metropolitan Area

Single-Detached Units Absorbed from Inventory by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	5	-100.0	9	5	80.0	15	10	50.0	1	2	-50.0	25	22	13.6
Northeast	2	0	--	0	2	-100.0	42	26	61.5	0	1	-100.0	44	29	51.7
Northwest	3	1	200.0	3	3	0.0	169	90	87.8	2	1	100.0	177	95	86.3
South Central	0	0	--	0	0	--	33	13	153.8	0	1	-100.0	33	14	135.7
Southeast	4	1	300.0	2	2	0.0	240	270	-11.1	2	0	--	248	273	-9.2
Southwest	19	6	216.7	1	1	0.0	262	241	8.7	0	1	-100.0	282	249	13.3
West	9	6	50.0	1	4	-75.0	176	168	4.8	0	0	--	186	178	4.5
Total Edmonton City	**37**	**19**	**94.7**	**16**	**17**	**-5.9**	**937**	**818**	**14.5**	**5**	**6**	**-16.7**	**995**	**860**	**15.7**
Beaumont Town	3	2	50.0	0	0	--	67	64	4.7	0	0	--	70	66	6.1
Calmar Town	0	1	-100.0	0	0	--	0	2	-100.0	0	0	--	0	3	-100.0
Devon Town	0	0	--	1	0	--	2	3	-33.3	0	0	--	3	3	0.0
Fort Saskatchewan City	2	6	-66.7	0	6	-100.0	75	101	-25.7	0	0	--	77	113	-31.9
Gibbons Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Leduc City	5	2	150.0	0	0	--	57	30	90.0	0	0	--	62	32	93.8
Leduc County	10	2	400.0	0	0	--	4	3	33.3	1	1	0.0	15	6	150.0
Morinville Town	1	1	0.0	2	4	-50.0	21	23	-8.7	0	0	--	24	28	-14.3
Parkland County	8	6	33.3	1	0	--	1	3	-66.7	6	4	50.0	16	13	23.1
Spruce Grove City	2	5	-60.0	2	0	--	55	56	-1.8	0	0	--	59	61	-3.3
St. Albert City	6	13	-53.8	1	0	--	47	43	9.3	1	0	--	55	56	-1.8
Stony Plain Town	1	6	-83.3	0	0	--	25	30	-16.7	5	11	-54.5	31	47	-34.0
Strathcona County	10	8	25.0	4	5	-20.0	49	72	-31.9	0	1	-100.0	63	86	-26.7
Sturgeon County	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Other Centres	2	2	0.0	1	0	--	0	2	-100.0	0	0	--	3	4	-25.0
Total Rural	**50**	**54**	**-7.4**	**12**	**15**	**-20.0**	**403**	**433**	**-6.9**	**13**	**17**	**-23.5**	**478**	**519**	**-7.9**
Grand Total	**87**	**73**	**19.2**	**28**	**32**	**-12.5**	**1,340**	**1,251**	**7.1**	**18**	**23**	**-21.7**	**1,473**	**1,379**	**6.8**

Table 36a: Edmonton Metropolitan Area

Multiple Units Absorbed from Inventory by Zone, Type and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	7	0	23	23	0	2	2	0	32
Northeast	0	0	32	32	0	8	8	0	40
Northwest	2	0	0	0	0	7	7	0	9
South Central	2	0	0	0	0	6	6	0	8
Southeast	18	0	0	0	0	1	1	1	20
Southwest	3	0	0	0	2	4	6	0	9
West	2	0	0	0	0	0	0	0	2
Total Edmonton City	**34**	**0**	**55**	**55**	**2**	**28**	**30**	**1**	**120**
Beaumont Town	2	0	0	0	0	0	0	0	2
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	3	0	0	0	0	0	0	0	3
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	1	0	0	0	0	0	0	0	1
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	1	1
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	2	2	4	1	13
St. Albert City	3	0	35	35	0	0	0	0	38
Stony Plain Town	4	0	12	12	0	0	0	0	16
Strathcona County	5	0	0	0	0	0	0	0	5
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**26**	**0**	**47**	**47**	**2**	**2**	**4**	**2**	**79**
Grand Total	**60**	**0**	**102**	**102**	**4**	**30**	**34**	**3**	**199**

Table 36b: Edmonton Metropolitan Area

Multiple Units Absorbed from Inventory by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	49	0	99	99	2	99	101	0	249
Northeast	23	0	93	93	14	30	44	0	160
Northwest	48	0	0	0	28	12	40	4	92
South Central	26	0	4	4	0	6	6	2	38
Southeast	120	7	0	7	15	13	28	15	170
Southwest	92	0	11	11	19	72	91	14	208
West	36	0	0	0	2	2	4	0	40
Total Edmonton City	**394**	**7**	**207**	**214**	**80**	**234**	**314**	**35**	**957**
Beaumont Town	12	0	103	103	0	0	0	3	118
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	3	0	3	0	3
Fort Saskatchewan City	27	6	71	77	0	0	0	0	104
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	18	0	0	0	0	0	0	7	25
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	4	18	0	18	10	32
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	74	0	0	0	6	20	26	8	108
St. Albert City	7	0	224	224	0	16	16	0	247
Stony Plain Town	23	0	47	47	4	2	6	0	76
Strathcona County	20	0	0	0	1	9	10	0	30
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	36	36	0	0	0	0	36
Total Rural	**181**	**10**	**481**	**491**	**32**	**47**	**79**	**28**	**779**
Grand Total	**575**	**17**	**688**	**705**	**112**	**281**	**393**	**63**	**1,736**

Table 37a: Edmonton Metropolitan Area

Absorbed Units at Completion by Zone and Type: October 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	8	6	33.3	5	5	0.0	13	11	18.2
Northeast	23	14	64.3	13	8	62.5	36	22	63.6
Northwest	55	54	1.9	16	33	-51.5	71	87	-18.4
South Central	8	13	-38.5	2	10	-80.0	10	23	-56.5
Southeast	63	55	14.5	50	21	138.1	113	76	48.7
Southwest	82	67	22.4	29	35	-17.1	111	102	8.8
West	68	38	78.9	27	16	68.8	95	54	75.9
Total Edmonton City	**307**	**247**	**24.3**	**142**	**128**	**10.9**	**449**	**375**	**19.7**
Beaumont Town	6	8	-25.0	4	11	-63.6	10	19	-47.4
Calmar Town	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	2	-100.0	0	2	-100.0
Fort Saskatchewan City	11	18	-38.9	75	23	226.1	86	41	109.8
Gibbons Town	0	2	-100.0	0	0	--	0	2	-100.0
Leduc City	5	6	-16.7	9	2	350.0	14	8	75.0
Leduc County	7	15	-53.3	0	0	--	7	15	-53.3
Morinville Town	2	3	-33.3	0	0	--	2	3	-33.3
Parkland County	4	8	-50.0	0	0	--	4	8	-50.0
Spruce Grove City	1	5	-80.0	4	1	300.0	5	6	-16.7
St. Albert City	4	10	-60.0	12	0	--	16	10	60.0
Stony Plain Town	0	2	-100.0	4	1	300.0	4	3	33.3
Strathcona County	23	18	27.8	11	5	120.0	34	23	47.8
Sturgeon County	7	7	0.0	0	0	--	7	7	0.0
Other Centres	0	0	--	0	0	--	0	0	--
Total Rural	**70**	**103**	**-32.0**	**119**	**45**	**164.4**	**189**	**148**	**27.7**
Grand Total	**377**	**350**	**7.7**	**261**	**173**	**50.9**	**638**	**523**	**22.0**

Table 37b: Edmonton Metropolitan Area

Absorbed Units at Completion by Zone and Type: Year-to-Date 2014

Area	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--
North Central	64	65	-1.5	488	61	700.0	552	126	338.1
Northeast	124	116	6.9	193	209	-7.7	317	325	-2.5
Northwest	337	341	-1.2	418	342	22.2	755	683	10.5
South Central	57	61	-6.6	123	103	19.4	180	164	9.8
Southeast	684	510	34.1	695	802	-13.3	1,379	1,312	5.1
Southwest	679	641	5.9	661	1,114	-40.7	1,340	1,755	-23.6
West	506	377	34.2	297	216	37.5	803	593	35.4
Total Edmonton City	**2,451**	**2,111**	**16.1**	**2,875**	**2,847**	**1.0**	**5,326**	**4,958**	**7.4**
Beaumont Town	56	90	-37.8	74	34	117.6	130	124	4.8
Calmar Town	17	10	70.0	0	0	--	17	10	70.0
Devon Town	1	3	-66.7	0	2	--	1	5	-80.0
Fort Saskatchewan City	119	100	19.0	115	50	130.0	234	150	56.0
Gibbons Town	17	14	21.4	0	0	--	17	14	21.4
Leduc City	146	171	-14.6	112	92	21.7	258	263	-1.9
Leduc County	63	81	-22.2	0	0	--	63	81	-22.2
Morinville Town	25	22	13.6	10	15	-33.3	35	37	-5.4
Parkland County	140	134	4.5	0	8	-100.0	140	142	-1.4
Spruce Grove City	148	102	45.1	183	239	-23.4	331	341	-2.9
St. Albert City	81	79	2.5	166	0	--	247	79	212.7
Stony Plain Town	36	39	-7.7	37	21	76.2	73	60	21.7
Strathcona County	159	216	-26.4	108	136	-20.6	267	352	-24.1
Sturgeon County	97	100	-3.0	0	0	--	97	100	-3.0
Other Centres	17	22	-22.7	0	12	-100.0	17	34	-50.0
Total Rural	**1,122**	**1,183**	**-5.2**	**805**	**609**	**32.2**	**1,927**	**1,792**	**7.5**
Grand Total	**3,573**	**3,294**	**8.5**	**3,680**	**3,456**	**6.5**	**7,253**	**6,750**	**7.5**

Table 38a: Edmonton Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: October 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	0	0	--	0	1	-100.0	7	5	40.0	1	0	--	8	6	33.3
Northeast	0	1	-100.0	0	1	-100.0	23	12	91.7	0	0	--	23	14	64.3
Northwest	0	1	-100.0	1	1	0.0	54	52	3.8	0	0	--	55	54	1.9
South Central	0	0	--	0	0	--	8	13	-38.5	0	0	--	8	13	-38.5
Southeast	1	0	--	1	0	--	60	55	9.1	1	0	--	63	55	14.5
Southwest	2	2	0.0	0	0	--	80	65	23.1	0	0	--	82	67	22.4
West	2	3	-33.3	0	0	--	66	35	88.6	0	0	--	68	38	78.9
Total Edmonton City	**5**	**7**	**-28.6**	**2**	**3**	**-33.3**	**298**	**237**	**25.7**	**2**	**0**	**--**	**307**	**247**	**24.3**
Beaumont Town	0	0	--	0	0	--	6	8	-25.0	0	0	--	6	8	-25.0
Calmar Town	0	0	--	0	0	--	0	1	-100.0	0	0	--	0	1	-100.0
Devon Town	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Fort Saskatchewan City	1	3	-66.7	0	1	-100.0	10	14	-28.6	0	0	--	11	18	-38.9
Gibbons Town	0	0	--	0	0	--	0	0	--	0	2	-100.0	0	2	-100.0
Leduc City	0	0	--	0	0	--	5	6	-16.7	0	0	--	5	6	-16.7
Leduc County	4	9	-55.6	0	0	--	3	5	-40.0	0	1	-100.0	7	15	-53.3
Morinville Town	0	0	--	1	0	--	1	3	-66.7	0	0	--	2	3	-33.3
Parkland County	2	4	-50.0	0	0	--	0	3	-100.0	2	1	100.0	4	8	-50.0
Spruce Grove City	0	0	--	0	0	--	1	5	-80.0	0	0	--	1	5	-80.0
St. Albert City	1	4	-75.0	0	0	--	3	6	-50.0	0	0	--	4	10	-60.0
Stony Plain Town	0	2	-100.0	0	0	--	0	0	--	0	0	--	0	2	-100.0
Strathcona County	7	6	16.7	1	2	-50.0	15	9	66.7	0	1	-100.0	23	18	27.8
Sturgeon County	0	3	-100.0	0	0	--	2	1	100.0	5	3	66.7	7	7	0.0
Other Centres	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
Total Rural	**15**	**31**	**-51.6**	**2**	**3**	**-33.3**	**46**	**61**	**-24.6**	**7**	**8**	**-12.5**	**70**	**103**	**-32.0**
Grand Total	**20**	**38**	**-47.4**	**4**	**6**	**-33.3**	**344**	**298**	**15.4**	**9**	**8**	**12.5**	**377**	**350**	**7.7**

Table 38b: Edmonton Metropolitan Area

Single-Detached Units Absorbed at Completion by Zone and House Type: Year-to-Date 2014

Area	Bungalow			Split Level			Two Storey			Other			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Zone Not Coded	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
North Central	4	8	-50.0	8	9	-11.1	50	45	11.1	2	3	-33.3	64	65	-1.5
Northeast	3	2	50.0	4	4	0.0	117	109	7.3	0	1	-100.0	124	116	6.9
Northwest	8	4	100.0	3	4	-25.0	325	332	-2.1	1	1	0.0	337	341	-1.2
South Central	3	1	200.0	0	1	-100.0	50	58	-13.8	4	1	300.0	57	61	-6.6
Southeast	9	8	12.5	6	11	-45.5	667	488	36.7	2	3	-33.3	684	510	34.1
Southwest	20	21	-4.8	4	2	100.0	650	615	5.7	5	3	66.7	679	641	5.9
West	16	13	23.1	1	1	0.0	487	361	34.9	2	2	0.0	506	377	34.2
Total Edmonton City	**63**	**57**	**10.5**	**26**	**32**	**-18.8**	**2,346**	**2,008**	**16.8**	**16**	**14**	**14.3**	**2,451**	**2,111**	**16.1**
Beaumont Town	3	11	-72.7	0	0	--	53	79	-32.9	0	0	--	56	90	-37.8
Calmar Town	1	1	0.0	2	0	--	14	8	75.0	0	1	-100.0	17	10	70.0
Devon Town	0	1	-100.0	0	0	--	1	2	-50.0	0	0	--	1	3	-66.7
Fort Saskatchewan City	8	9	-11.1	5	4	25.0	106	87	21.8	0	0	--	119	100	19.0
Gibbons Town	6	1	500.0	2	4	-50.0	9	5	80.0	0	4	-100.0	17	14	21.4
Leduc City	9	13	-30.8	0	0	--	137	158	-13.3	0	0	--	146	171	-14.6
Leduc County	28	39	-28.2	0	1	-100.0	24	21	14.3	11	20	-45.0	63	81	-22.2
Morinville Town	4	6	-33.3	2	1	100.0	19	15	26.7	0	0	--	25	22	13.6
Parkland County	70	65	7.7	3	2	50.0	41	39	5.1	26	28	-7.1	140	134	4.5
Spruce Grove City	14	7	100.0	0	0	--	134	95	41.1	0	0	--	148	102	45.1
St. Albert City	11	17	-35.3	0	0	--	70	62	12.9	0	0	--	81	79	2.5
Stony Plain Town	6	11	-45.5	0	1	-100.0	24	25	-4.0	6	2	200.0	36	39	-7.7
Strathcona County	39	41	-4.9	6	14	-57.1	113	158	-28.5	1	3	-66.7	159	216	-26.4
Sturgeon County	47	40	17.5	0	1	-100.0	29	38	-23.7	21	21	0.0	97	100	-3.0
Other Centres	7	13	-46.2	4	3	33.3	5	6	-16.7	1	0	--	17	22	-22.7
Total Rural	**253**	**275**	**-8.0**	**24**	**31**	**-22.6**	**779**	**798**	**-2.4**	**66**	**79**	**-16.5**	**1,122**	**1,183**	**-5.2**
Grand Total	**316**	**332**	**-4.8**	**50**	**63**	**-20.6**	**3,125**	**2,806**	**11.4**	**82**	**93**	**-11.8**	**3,573**	**3,294**	**8.5**

Table 39a: Edmonton Metropolitan Area

Multiple Units Absorbed at Completion by Zone, Type and Tenure: October 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	5	0	0	0	0	0	0	0	5
Northeast	7	0	6	6	0	0	0	0	13
Northwest	12	0	0	0	0	0	0	4	16
South Central	2	0	0	0	0	0	0	0	2
Southeast	25	0	0	0	17	0	17	8	50
Southwest	25	0	0	0	0	0	0	4	29
West	24	0	0	0	0	0	0	3	27
Total Edmonton City	**100**	**0**	**6**	**6**	**17**	**0**	**17**	**19**	**142**
Beaumont Town	4	0	0	0	0	0	0	0	4
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	71	71	0	0	0	0	75
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	6	0	0	0	0	0	0	3	9
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	4	4
St. Albert City	12	0	0	0	0	0	0	0	12
Stony Plain Town	0	0	0	0	4	0	4	0	4
Strathcona County	11	0	0	0	0	0	0	0	11
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**37**	**0**	**71**	**71**	**4**	**0**	**4**	**7**	**119**
Grand Total	**137**	**0**	**77**	**77**	**21**	**0**	**21**	**26**	**261**

Table 39b: Edmonton Metropolitan Area

Multiple Units Absorbed at Completion by Zone, Type and Tenure: Year-to-Date 2014

Area		Rental			Condominium				
	Semi-Det	Row	Apt.	Total	Row	Apt.	Total	Other	Grand Total
Zone Not Coded	0	0	0	0	0	0	0	0	0
North Central	54	0	353	353	0	70	70	11	488
Northeast	67	0	102	102	24	0	24	0	193
Northwest	76	0	48	48	62	214	276	18	418
South Central	35	0	0	0	0	85	85	3	123
Southeast	306	0	181	181	89	106	195	13	695
Southwest	248	0	137	137	96	147	243	33	661
West	182	0	47	47	65	0	65	3	297
Total Edmonton City	**968**	**0**	**868**	**868**	**336**	**622**	**958**	**81**	**2,875**
Beaumont Town	34	0	1	1	0	0	0	39	74
Calmar Town	0	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City	44	0	71	71	0	0	0	0	115
Gibbons Town	0	0	0	0	0	0	0	0	0
Leduc City	57	0	0	0	12	0	12	43	112
Leduc County	0	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	2	0	2	8	10
Parkland County	0	0	0	0	0	0	0	0	0
Spruce Grove City	68	0	0	0	13	27	40	75	183
St. Albert City	39	0	127	127	0	0	0	0	166
Stony Plain Town	14	0	6	6	17	0	17	0	37
Strathcona County	72	0	0	0	36	0	36	0	108
Sturgeon County	0	0	0	0	0	0	0	0	0
Other Centres	0	0	0	0	0	0	0	0	0
Total Rural	**328**	**0**	**205**	**205**	**80**	**27**	**107**	**165**	**805**
Grand Total	**1,296**	**0**	**1,073**	**1,073**	**416**	**649**	**1,065**	**246**	**3,680**

Table 40: Edmonton Metropolitan Area

Percent Absorbed at Completion by Zone: October 2014

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	0	0	0
North Central	88.9	62.5	76.5
Northeast	82.1	9.8	22.4
Northwest	87.3	100.0	89.9
South Central	61.5	100.0	66.7
Southeast	81.8	74.6	78.5
Southwest	76.6	65.9	73.5
West	74.7	79.4	76.0
Total Edmonton City	**79.1**	**46.7**	**64.9**
Beaumont Town	75.0	100.0	83.3
Calmar Town	0	0	0
Devon Town	0	0	0
Fort Saskatchewan City	50.0	97.4	86.9
Gibbons Town	0	0	0
Leduc City	62.5	100.0	82.4
Leduc County	77.8	0	77.8
Morinville Town	100.0	0	100.0
Parkland County	80.0	0	80.0
Spruce Grove City	50.0	57.1	55.6
St. Albert City	44.4	100.0	76.2
Stony Plain Town	0	100.0	100.0
Strathcona County	88.5	91.7	89.5
Sturgeon County	100.0	0	100.0
Other Centres	0	0	0
Total Rural	**71.4**	**95.2**	**84.8**
Grand Total	**77.6**	**60.8**	**69.7**

Table 41: Alberta Centres with Population of 50,000+

Housing Starts

October 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	454	569	-20.2	956	593	61.2	1,410	1,162	21.3
Edmonton	739	540	36.9	508	777	-34.6	1,247	1,317	-5.3
Grande Prairie	63	34	85.3	48	12	300.0	111	46	141.3
Lethbridge	49	37	32.4	9	14	-35.7	58	51	13.7
Medicine Hat	21	18	16.7	6	0	--	27	18	50.0
Red Deer	38	29	31.0	34	14	142.9	72	43	67.4
Wood Buffalo	35	27	29.6	24	10	140.0	59	37	59.5

Table 42: Alberta Centres with Population of 50,000+

Housing Starts: Year-to-Date 2014

City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	5,526	5,392	2.5	9,687	4,603	110.4	15,213	9,995	52.2
Edmonton	5,663	5,014	12.9	5,622	7,323	-23.2	11,285	12,337	-8.5
Grande Prairie	340	351	-3.1	295	139	112.2	635	490	29.6
Lethbridge	422	431	-2.1	120	95	26.3	542	526	3.0
Medicine Hat	161	199	-19.1	70	6	1,066.7	231	205	12.7
Red Deer	318	323	-1.5	434	286	51.7	752	609	23.5
Wood Buffalo	182	301	-39.5	179	531	-66.3	361	832	-56.6

Table 43: Alberta Centres with Population of 50,000+

Housing Completions

October 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	714	644	10.9	687	766	-10.3	1,401	1,410	-0.6
Edmonton	486	542	-10.3	429	320	34.1	915	862	6.1
Grande Prairie	25	20	25.0	10	35	-71.4	35	55	-36.4
Lethbridge	62	46	34.8	16	16	0.0	78	62	25.8
Medicine Hat	17	20	-15.0	6	18	-66.7	23	38	-39.5
Red Deer	40	44	-9.1	149	4	3,625.0	189	48	293.8
Wood Buffalo	18	33	-45.5	12	18	-33.3	30	51	-41.2

Table 44: Alberta Centres with Population of 50,000+

Housing Completions: Year-to-Date 2014

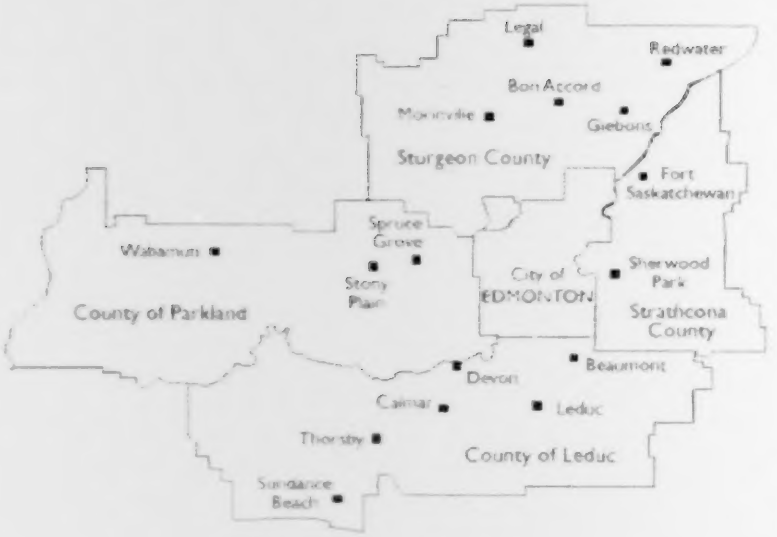
City	Singles			Multiples			Total		
	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	5,384	4,978	8.2	6,207	5,177	19.9	11,591	10,155	14.1
Edmonton	4,941	4,666	5.9	5,447	5,161	5.5	10,388	9,827	5.7
Grande Prairie	315	477	-34.0	203	132	53.8	518	609	-14.9
Lethbridge	431	462	-6.7	138	108	27.8	569	570	-0.2
Medicine Hat	150	210	-28.6	28	60	-53.3	178	270	-34.1
Red Deer	294	281	4.6	493	178	177.0	787	459	71.5
Wood Buffalo	245	294	-16.7	212	338	-37.3	457	632	-27.7

Table 45: Alberta Centres with Population of 50,000+

Housing Under Construction

October 2014									
	Singles			Multiples			Total		
City	2014	2013	% Change	2014	2013	% Change	2014	2013	% Change
Calgary	3,718	3,693	0.7	11,886	7,487	58.8	15,604	11,180	39.6
Edmonton	4,678	4,092	14.3	10,220	10,153	0.7	14,898	14,245	4.6
Grande Prairie	271	254	6.7	351	195	80.0	622	449	38.5
Lethbridge	358	361	-0.8	126	132	-4.5	484	493	-1.8
Medicine Hat	104	102	2.0	64	0	--	168	102	64.7
Red Deer	202	189	6.9	187	251	-25.5	389	440	-11.6
Wood Buffalo	135	184	-26.6	419	591	-29.1	554	775	-28.5

Edmonton Area



Edmonton Census Metropolitan Area

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census.

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate self-contained living premise with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPE DEFINITIONS

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

The term **"multiples"** is equal to the sum of semi, row and apartment units.

STRUCTURE DESIGN ("HOUSE TYPE") DEFINITIONS

Bungalow: A ground-oriented detached residential structure with one level of finished living area above grade.

Split Level: A ground-oriented detached residential structure with at least three levels of finished living area (that do not constitute three storeys), one level of which may be partially below grade. Bi-levels are also captured within this category.

Two storey: A ground-oriented detached residential structure with two levels of finished living area above grade and each living area is approximately the same size.

Other: This category captures all remaining house types including, but not limited to, the following: one and a half storey, two and a half storey, three storey detached residential structures and certain prefabricated homes.

Undetermined: This term refers to instances where CMHC field enumerators were unable to determine dwelling type at time of enumeration. This is mainly due to the early stages of construction not reaching a point where structure design (house type) can be observed or is identifiable.

INTENDED MARKET

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories::

Condominium or "condo" (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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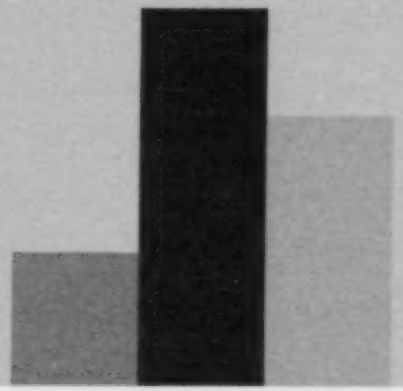

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